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LAND USE ELEMENT AND LOCAL COASTAL PLAN

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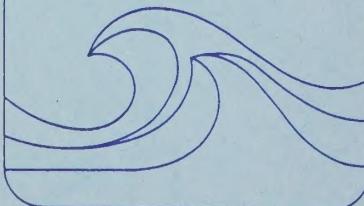
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ESTERO PLANNING AREA

Note: This document is a portion of the San Luis Obispo County Local Coastal Program (LCP) up to date as of 1/1/87. The entire LCP is comprised of 7 documents: Coastal Zone Land Use Ordinance, Framework for Planning, Coastal Plan Policies, and the Planning Areas of North Coast, Estero, San Luis Bay and South County.

**LOCAL
COASTAL
PROGRAM**





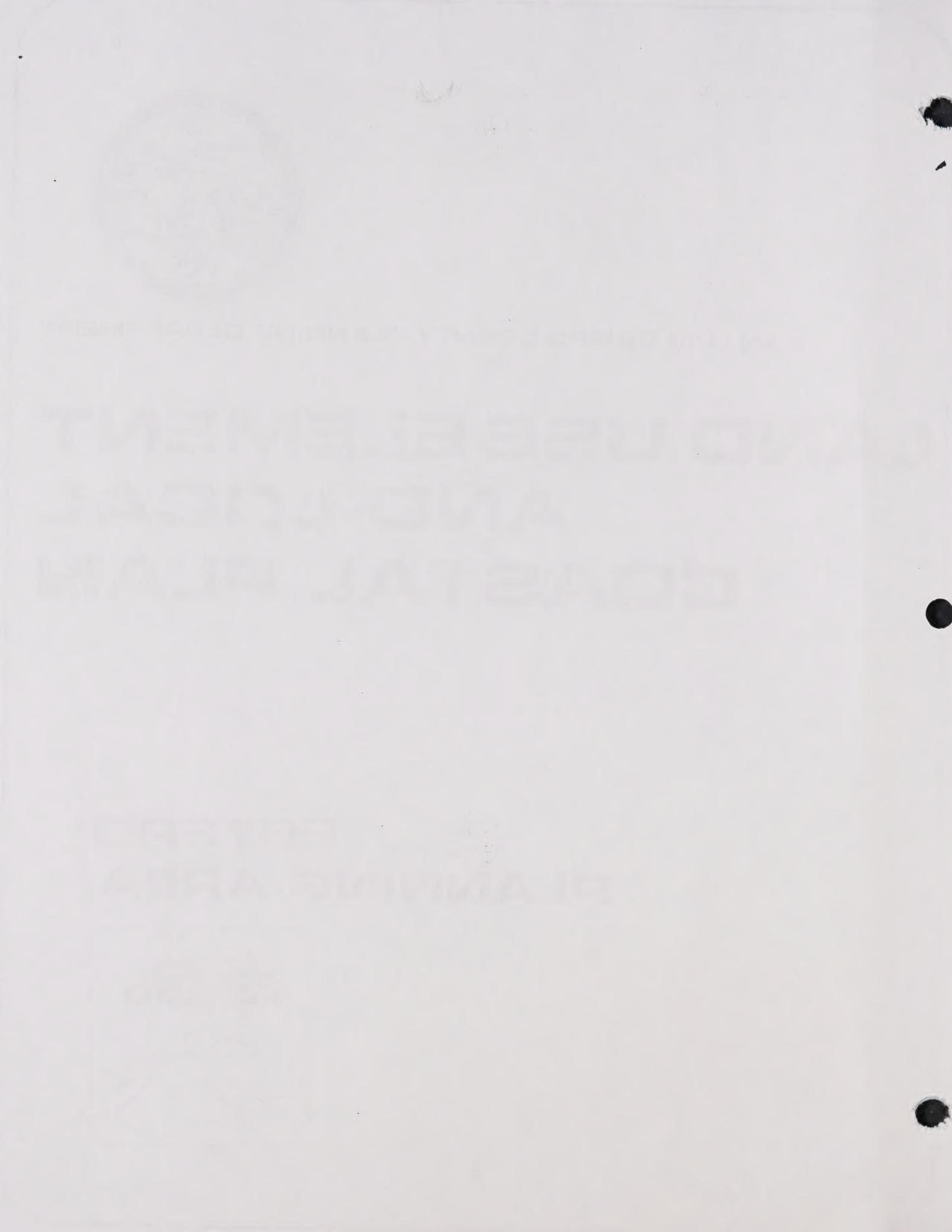


SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

LAND USE ELEMENT AND LOCAL COASTAL PLAN

**ESTERO
PLANNING AREA**





THE LAND USE ELEMENT OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

ESTERO PLANNING AREA

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CHAPTER 1: INTRODUCTION

This report describes county land use policies for the Estero Planning Area, including regulations that are also adopted as part of the Land Use Ordinance. This area plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Chapter 7 (Table 0) of Framework for Planning.

Specific development "standards" are included in this report to address special problems and conditions in individual communities. Standards for public services, circulation, and land use are found in Chapter 8 (Planning Area Standards) and provide criteria for detailed evaluation of development projects. The text of this report, other than Chapter 8, is for general planning guidance only and is not to be used as a basis for approval or disapproval of development or land division proposals. Careful reading of the Planning Area Standards will assist creating projects that are consistent with adopted policies and regulations.

Proposed "programs" are also noted at the end of the chapters on Public Services (Chapter 3), Circulation (Chapter 4), Land Use (Chapter 6), and Combining Designations (Chapter 7). Programs are non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency, to work toward correcting local problems or conditions. They are also intended to support community objectives in implementing the general plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding.

In addition to the land use categories, programs and standards, one or more combining designations have been applied to specific areas. Combining designations identify potential natural hazards and locations of notable resources. The designations are shown on the maps following Chapter 8.

This report also initiates the Resource Management System in this planning area. Three estimated population thresholds are provided for the levels of severity for the resources of water supply, sewage disposal, schools and roads.

The Estero Planning Area encompasses the central coastal area of San Luis Obispo County from Point Estero on the north to Point Buchon on the south, and from the coast inland to Los Padres National Forest. Three identified urban areas include the city of Morro Bay and the unincorporated communities of Cayucos and South Bay. These urban areas are discussed in greater detail as urban area plans.

The planning area (including the city of Morro Bay) occupies 73,181 acres or 114 square miles. The majority of the area outside of the urban communities is rolling countryside largely devoted to grazing, while the level valley areas of Los Osos, Morro and Chorro Creeks are devoted to more intensive agricultural uses.

ESTADO DE MEXICO

solamente observo que este es un punto de gran importancia ya que es el punto en donde se encuentra la mayor parte de las aguas que vienen de la parte norte del río Grande de Santiago, que es el río Grande de Santiago que viene de la parte norte de la Sierra de San Pedro, que es el río Grande de Santiago que viene de la parte norte de la Sierra de San Pedro.

En este punto de observación se observa que el río Grande de Santiago tiene una gran cantidad de agua y que esta agua es muy clara y limpia, lo que indica que el río Grande de Santiago es un río de aguas claras y limpias. La cantidad de agua que se observa en este punto de observación es muy grande, lo que indica que el río Grande de Santiago es un río de aguas claras y limpias.

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CHAPTER 2: POPULATION AND ECONOMY

The growth rate of the Estero Planning Area has been among the highest in the county. Population in South Bay increased from 3,490 to 10,381 persons or 197% between 1970 and 1980. In contrast, Morro Bay increased from 7,110 to 8,876 and Cayucos increased from 1,770 to 2,292 in the same period, each representing a 25% or 29% increase.

Population growth clearly illustrates the attraction of the coastal communities and adjacent suburban and agricultural areas. The age structure for these coastal communities indicates that 22% of the population is over 64, well above the countywide average of 12%, indicating the desirability of these areas for retirement.

It is anticipated that the economy of the area will remain largely dependent upon the tourism/recreation industry and the continued viability of both intensive and extensive agriculture. Both South Bay and Cayucos will remain basically as residential communities, each attractive for retirement homes and supporting local retail and services industries in accordance with population growth. The city of Morro Bay, located on the north side of Morro Bay, is the recognized visitor-serving center. The city plans to strengthen its tourist base through improvements to its waterfront, harbor and tourist facilities.

South Bay has long been considered highly attractive to permanent and temporary residents alike. The mild climate and slow pace of the "rural-like" setting, coupled with closely surrounding natural areas, contribute to its attractiveness. In addition, South Bay's proximity to the major employment centers of the county and a relatively high proportion of retired persons make possible a viable community without major growth in its economic base. Other important factors historically have been the availability of relatively inexpensive land and low property taxes. These characteristics however, are in the process of change to a point where low land costs and taxes are diminishing along with their growth-inducing implications.

The economy of the city of Morro Bay is primarily oriented to the strong attraction of tourism/recreation activities and the desirability of the area as a place of retirement. The city also serves as a place of residence for persons employed in other communities, particularly San Luis Obispo. It is anticipated that tourism will continue to be reinforced through long-range plans for development of harbor facilities and that economic dependency on tourism will remain strong. The continued attraction of the community for retirement could be substantially affected by the sharp rise in housing and property values in coastal communities.

The economy of Cayucos is heavily oriented to both retirement and resort/recreation. According to a questionnaire survey for general plan studies of Cayucos in 1974, it was estimated that 64% of the employment force was involved in trade and services, with an additional 14% in tourist services. While it would be desirable to diversify the present economy, the

possibility of major changes seems unlikely in the foreseeable future. It is anticipated that Cayucos will remain dependent upon both Morro Bay and San Luis Obispo for employment opportunities and major commercial services.

The 1970 median income of Cayucos residents was \$7,935; below both the countywide and statewide average. A significant portion of residents (approximately 36%) were receiving social security. The combination of below-average incomes and the high percentage on a fixed or semi-fixed income has strong implications for meeting future resident needs.

Table A contains population projections for the planning area, excerpted from countywide projections found in Table C of Framework for Planning. For comparison, Table B contains the projected absorption capacity, which is the potential planning area population resulting from unconstrained growth and fully-occupied development to the maximum permitted in each land use category. (Framework for Planning offers a more detailed discussion of absorption capacity).

TABLE A

POPULATION PROJECTIONS
ESTERO PLANNING AREA

Year	Rural Area	South Bay	Morro Bay	Cayucos	Planning Area	% of County
1979	832	9,593	8,685	2,223	21,333	14.74
1980	852	10,381	8,876	2,292	22,401	14.96
1985	960	12,630	9,896	2,531	26,017	15.38
1990	1,080	14,220	10,926	2,775	29,001	15.63
1995	1,216	15,700	11,940	3,001	31,857	15.74
2000	1,369	17,334	13,047	3,246	34,996	15.88

TABLE B

ABSORPTION CAPACITY¹
ESTERO PLANNING AREA

Land Use Categories	Rural Area	South Bay	Cayucos	Total
Agriculture	1,900	-	-	1,900
Rural Lands	94	-	-	94
Residential Rural	104	-	-	104
Residential Suburban	280	1,956	-	2,236
Residential Single-Family	-	19,416	2,791	22,207
Residential Multi-Family	-	5,796	2,678	8,474
Office & Professional	-	1,512	171	1,685
ABSORPTION CAPACITY	2,378	28,688	5,642	36,708
Existing Population	852	10,381	2,292	13,525
POTENTIAL ADDED POPULATION	1,526	18,307	3,350	23,183

1. Potential population at buildout by land use category.
2. Does not include population of city of Morro Bay (8,876 in 1980).

CHAPTER 3: PUBLIC FACILITIES AND SERVICES

Appropriate levels of service for urban, suburban and rural areas are discussed in Chapter 5 of Framework for Planning. This chapter discusses service concerns that directly affect the Estero Planning Area.

A. SPECIAL DISTRICTS

A number of special districts exist within the planning area, originally designed in many instances to provide individual services for suburban and rural areas. Consolidation of these special districts to ensure efficient provision of service to developing urban and suburban areas is discussed for each urban area. The rural portions of the planning area are serviced by: 1) County Service Area No. 9 which serves the Los Osos Valley area and is authorized to provide services including police and fire protection, parks and recreation; 2) County Service Area 15 which provides ambulance services throughout the planning area; and 3) Cayucos-Morro Bay Public Cemetery District which provides cemetery facilities.

South Bay

South Bay is served by County Service Area No. 9 formed in 1973 to consolidate a number of single purpose districts. Services authorized include police protection, structural fire protection, local parks, recreation or parkway facilities and services, tree maintenance within public right-of-way streets, lighting and sweeping, storm drains and drainage, sewage disposal and treatment, water, ambulance, irrigation, and solid waste disposal. Services are provided through zones of benefit which request specific types of services presently including water, fire protection, drainage maintenance, street lighting, septic tank maintenance, and park maintenance.

Morro Bay Fringe

The city of Morro Bay is responsible for the administration and planning of all areas lying within the city's boundary. The urban reserve line is located at the existing city limits. This reflects the existing service constraints, as well as the availability of substantial areas for infill.

Cayucos

There are a number of special districts serving Cayucos. County Service Area No. 10 provides recreation, park maintenance, and highway lighting. County Service Area No. 15 provides ambulance services. County Waterworks District No. 8 provides water to a portion of the area. County Waterworks Districts No. 7 has been inactive, as the local, mutual water districts were never purchased. Cayucos-Morro Bay Public Cemetery

District serves a vast area, with the cemetery located just east of the community. Sewer service is provided through the Cayucos Sanitary District formed in 1942.

B. UTILITY SERVICES

Water Supply

Ensuring an adequate water supply is an important goal for the future development of the Estero Planning Area. Decisions involving the need and timing of supplemental water will have far reaching implications for all of the planning area, which is presently dependent on groundwater supplies for both urban and agricultural water. There are seven groundwater basins: Villa, Cayucos, Old, Toro, Morro, Chorro and Los Osos named for the principal streams which traverse them. The total storage capacity of these basins is estimated to be 130,000 acre-feet. The storage is replenished by stream percolation, precipitation, return flow of excess water applied for irrigation and other uses, and septic tank infiltration.

Comprehensive information on water resources is provided in the San Luis Obispo County Master Water and Sewerage Plan (1972). Additional study of the Los Osos groundwater basin was completed in 1974. Safe yield (the amount of water available for use without adversely altering the groundwater resources) is estimated to be between 7,500 and 8,000 acre-feet per year in the planning area. Comparing this to the estimated 7,500 acre-feet used illustrates that supplemental water will be necessary to serve projected growth in the near future.

Studies indicate that water supply and safe yield capabilities vary significantly for each basin. Agriculture is a major consumer of water, and modest agricultural growth is projected to continue during the next thirty years. Strong support for maintaining agricultural uses is reflected in the plan. Irrigated agricultural consumption was projected to increase from 4,900 acre-feet per year to 6,730 acre-feet per year between 1970 and year 2000 in the Master Water and Sewerage Plan.

In addition, the planning area is expected to show dramatic population growth from 22,400 in 1979 to 35,000 in 2000. Estimated demand for water resources to serve this population growth indicates an increase from 6,830 acre-feet per year to more than 11,000 acre-feet per year in 2000. It is apparent that supplemental water will be necessary even within the near future. It should be noted, however, that ratios of safe yield to projected demand vary and impacts to the local communities are highlighted for each urban area.

Three specific alternatives to meet the year 2000 demands for additional water are proposed in the Master Water and Sewerage Plan to provide for both the north and central coast. These include: 1) use of a pipeline for water from Nacimiento to Whale Rock Reservoir 2) construction of a 20,000 acre-foot reservoir at Yellow Hill on Arroyo de la Cruz and 3) development of a 15,000 acre-foot Santa Rosa Dam and Reservoir with a

safe yield of 7,300 acre-feet. In addition, utilization of a portion of the State Water Project entitlement of 25,000 acre-feet or desalinization could provide supplemental water supplies for the Estero Planning Area. No final decision has been made at this time and resolution of the need for supplemental water must be addressed in the plans to ensure supplies for both urban and agricultural uses.

South Bay

Perhaps no factor is of greater concern today than the future availability of potable water for South Bay residents. Along with other north coastal communities, South Bay is threatened with a potentially inadequate water supply to meet increasing agricultural and urban water demands. Water is supplied entirely through groundwater extraction from the Los Osos basin which underlies the planning area, and is provided by three municipal water suppliers. Some portions of the suburban area are served by individual domestic wells.

South Bay is confronted with two basic problems. Groundwater extraction levels are rapidly increasing while groundwater quality is showing indications of possible deterioration.

Estimates of groundwater availability or safe yield (the average amount of groundwater which can be extracted over the long run without effecting an adverse change in groundwater storage volume) have been revised upward over time. Most recent estimates indicate a safe yield range of 1,300-1,800 acre-feet, although it may be as high as 3,100 acre-feet.

Of critical importance is that point at which net demand equals safe yield of the groundwater basin. The Master Water and Sewerage Plan projected this would occur in the late 1970's. Population projections indicate that importation of nearly 500 acre-feet per year will be necessary in the year 2000 without sewage treatment. With sewage treatment, importation of approximately 1,700 acre-feet will be necessary by then.

Research on groundwater quality implies a potential for long-term degradation in quality. A septic tank moratorium was proposed by the State Regional Water Quality Control Board for 1974. This was temporarily set aside and additional monitoring has been undertaken for the last six years. The potential need for sewerage has been identified by the Regional Water Quality Control Board. Septic tanks return a large portion of the used water to the local groundwater basin, so impacts on water resources must be evaluated if sewerage occurs. Resolution of water quality issues are intricately tied to the need for supplemental water and/or mandatory restrictions of water use.

Of additional concern is the impacts of water use for agricultural purposes. Competing demands from agricultural and urban users can affect the long-term protection of agriculture and the phasing of urban expansion. Expansion of historic agricultural water

extractions can reduce opportunities for the design of urban services as water supplies are based on groundwater resources.

Morro Bay

The city is presently served by 15 wells within the Morro and Chorro Creek drainage basins, although two are used only on an emergency basis. Both basins have limited storage capability above sea level. Present estimates of water availability indicate a maximum safe yield of 3,944 acre-feet to serve both agricultural and urban uses. In the past, the well water supply has been augmented by contracted quantities from Whale Rock Reservoir.

Water resources were adversely affected by the recent drought conditions that occurred throughout most of California. The city has adopted several policies to handle such water shortages, including: 1) a mandatory 20% water reduction program; 2) a building permit review which allows building permits to be issued in accordance with historical trends for similar uses; and 3) a policy to allow no further subdivisions or annexations until these strategies are successful in relieving present water shortages. The city is currently studying the use of wastewater from the sewage treatment plant to help replenish the Chorro Creek groundwater basin. The "Preliminary Water Management Plan" prepared by Brown and Caldwell is the most current study of the groundwater resources in the basins. The plan addresses the city's water needs to the year 2000 as well as rural domestic and agricultural water demands. The plan describes programs and water management methods that are anticipated to prevent water deficiencies until the year 2000, provided that the water demands estimated from population projections and anticipated agricultural usage prove to be accurate indications.

The main questions concerning a long-term permanent solution to providing supplemental water to the city of Morro Bay remain unanswered. The city has supported a program to develop and deliver supplemental water from Nacimiento Reservoir. In November 1976, the required bond election to provide monies for this project was defeated. Based in part on projected costs, it can be assumed that the city of Morro Bay cannot bear the cost of the project alone and is dependent upon the combined efforts of surrounding communities. Similarly, the alternative of providing supplemental water through the construction of the necessary facilities to tie into the State Water Project has not been resolved and will require the cooperative efforts of communities in San Luis Obispo and Santa Barbara Counties.

Cayucos

Water service for Cayucos is provided by three different entities: Morro Rock View Mutual Water Company, Paso Robles Beach Water Association, and County Waterworks District No. 8. Each district supplies its customers from wells located adjacent to lower Old Creek, east of Highway 1. The three companies are entitled to a total allocation of 600 acre-feet per year from releases of Whale

Rock Dam. Projections of water demand indicate that this present allocation will meet community needs until year 2000. While the physical facilities of each of these providers appear to be in good condition, of concern to Cayucos (as to all communities in the Estero Planning Area) is the future availability of water. The issue of the need for supplemental water and available resources is discussed in the resource management chapter.

Sewage Disposal

Morro Bay and Cayucos are the only areas that are presently sewered in the conventional manner. Disposal is handled through an ocean outfall line. Major improvements and expansion of this system are necessary in the near future. Two subdivisions in the South Bay area -- Vista de Oro and Bayridge Estates -- have conventional sewer collection facilities but treatment and disposal of effluent is by community septic tanks and leach fields.

The remaining agricultural/rural areas and the community of South Bay are served by individual or septic tanks. Suburban and rural areas should remain at densities that permit the continued safe usage of septic tanks. The South Bay area is presently being monitored to determine the impact of individual septic tanks on the groundwater of the Los Osos basin. A prohibition on septic tanks, imposed for 1974, has been set aside pending completion of these studies. A decision to convert to a central sewage disposal system would have a substantial impact on availability of local groundwater supplies because septic systems ultimately return a high proportion of the water to the groundwater basin for re-use.

South Bay

Sewage disposal is presently handled through individual or collective septic tanks. The adequacy of this method has been evaluated and the Master Water and Sewerage Plan recommends that a sewage treatment facility will ultimately be necessary to handle projected growth. At present, the need for future sewerizing has not been resolved. Monitoring of conditions of groundwater degradation, particularly concentration of nitrates, should be continued to provide current information upon which to reevaluate the implications of retaining septic systems. Of additional importance is the interrelationship of groundwater recharge, through the present use of septic systems, to the safe yield analysis of water resources. The transition from septic systems to a central sewage treatment facility will withdraw this water recharge and place the burden onto remaining water supplies, necessitating earlier importation of water. A "Clean Water Grant" study is now underway. It will determine the seriousness of the degradation problem and if necessary, an appropriate solution.

Morro Bay

The city of Morro Bay operates a secondary treatment plant and 16-inch ocean outfall which it owns jointly with Cayucos. Morro

Bay has an allotment for 60% of the 1.7 million gallons per day treatment plant capacity and is nearing maximum capacity. A grant program to expand the present plant capacity and to correct water quality problems regarding the present outfall line is under consideration. The proposed program would provide adequate capacity for a 10-year period, based on current projections of future growth. Water quality problems have been identified in the present outfall line and a program to extend this line to 4,000 feet offshore at a depth of 60 feet has been adopted. Some of the treated wastewater may be reclaimed and used for irrigation purposes. Completion of both of these projects will ensure the provisions of adequate sewage disposal for the foreseeable future.

Cayucos

The Cayucos Sanitary District provides sewage collection and disposal service for Cayucos. Wastewater is collected and transported to the Morro Bay Sewage Treatment Plant for treatment and disposal. The joint powers agreement allots 40% of the treatment plant capacity to Cayucos; however, Cayucos is using a substantially lower portion.

A 2-1/2 year moratorium on development in Cayucos was recently lifted. Difficulties within some parts of the existing system (some of which are still being improved) include gravity line capacity problems at some critical locations, failure of pumping station due to flooding and inadequately sized pumps, excessively high rates of rainwater infiltration into the system, and the need for extending the Morro Bay treatment plant ocean outfall to a much greater depth to meet water quality standards.

Solid Waste Disposal

Solid waste disposal service is provided for all planning area communities by contract with a private garbage collection service and hauled to the Los Osos/Turri Road disposal site. Capacity at this landfill site is estimated to be adequate through year 1990. Adequate refuse pickup has been a problem in Cayucos for some time, particularly with the presence of second homes and tourist attractions. Specific programs for communities are identified in the San Luis Obispo County Solid Waste Management Program.

Drainage

In all, nine major natural drainage courses traverse the planning area, including Villa, Cayucos, Little Cayucos, Old, Toro, Morro, Little Morro, Chorro, and Los Osos Creeks. Most of these are noted by the application of a Flood Hazard combining designation, and specific programs and standards for protection and preservation are identified.

South Bay

South Bay drains either directly to Morro Bay or by way of Los Osos Creek. From its headwaters in Clark Valley, the creek flows in a northwesterly direction to Los Osos Valley creating alluvial flats as much as half mile wide. The creek, representing the eastern edge of the old sand dune deposits, is the natural boundary delineating most of the eastern edge of the urban area. Along its path to Morro Bay, a minor tributary to Los Osos Creek maintains a small, natural impoundment known as Eto Lake.

Concern has been expressed about drainage problems in South Bay leading to increased siltation of the bay. Although the entire area is covered with deep, sandy soils conducive to surface water infiltration, the continued development of paved streets, driveways, and buildings will result in decreasing availability of exposed soils for infiltration of rainfall and runoff. An area of significant concern is south of Los Osos Valley Road where slopes gradually increase to as much as 30% and where potential problems of surface runoff and erosion go hand in hand. Solutions include requirement of on-site runoff retention basins and checking of building and development plans for excessive surface coverage by buildings, patios, and driveways.

Morro Bay

Drainage channels within the urban area include Morro, Little Morro, and Chorro Creeks. Much of these channels has been retained in their natural state. Future urban expansion should consider retention of these drainage areas into the design of the project. Any proposed flood control project should recognize the aesthetic and ecologic functions of these creeks.

Cayucos

Three areas in Cayucos identified as potential flood-prone areas are the lower reaches of Cayucos and Willow Creeks and a small section of Little Cayucos Creek just north of the urban area. These areas are shown on the Flood Hazard combining designations map. Localized drainage problems are primarily due to ineffective handling of storm water runoff. Many of these conditions were created when natural drainage patterns were altered with construction of the freeway.

C. EMERGENCY AND SOCIAL SERVICES

Police Service

With the exception of the city of Morro Bay, the entire Estero Planning Area is served by the County Sheriff and the California Highway Patrol. The area is served from the county operational facility at Camp San Luis Obispo. Since response times are slow due to the large area, the plan identifies that a sheriff's substation may be needed.

Fire Protection

Fire protection for most of the rural and agricultural areas is provided by the California State Division of Forestry. A station is located immediately south of Cayucos. The city of Morro Bay provides fire protection within the corporate boundaries. The communities of South Bay and Cayucos are served by local fire protection facilities.

South Bay

The community fire station is centrally located near South Bay Village on Bayview Heights Drive adjacent to Sunnyside Elementary School. Northerly portions of the Creekside area are most distant from existing facilities, although still within two miles.

The existing location in terms of length of run should be adequate under this plan, with additional manpower and expanded on-site facilities occurring with community growth. Expansion to double the facility has recently been completed.

Cayucos

Fire protection needs in Cayucos are provided by the Cayucos Fire Department, a volunteer department. The existing fire station is located at the corner of Ash Avenue and Cayucos Drive; this is convenient for the commercial areas but not for the southern portion of the community. The California State Department of Forestry has the responsibility for serving the surrounding rural areas and maintains a station under a reciprocal agreement with the district if the need arises. The existing physical facilities of the water companies are considered adequate; however, a more centralized location for the station may be appropriate in the future.

Emergency Medical Services

Ambulance service is provided via a contract with a privately owned ambulance company through County Service Area No. 15. Although the city of Morro Bay is not included within the service area boundary, the city contracts with the district for services under a joint powers agreement.

Human Services

All human services in the planning area, with the exception of specialized monthly health clinics, are provided at the offices in the city of San Luis Obispo.

In South Bay, site selection for a government services center is being considered and the facility should be centrally located. Design of the facilities should incorporate the need for a wide range of government services besides human services, including a community meeting hall and sheriff's substation. In addition, this complex can serve as an alternative site for the branch library.

The Cayucos Veterans Memorial Building at Cayucos Beach State Park, serves as a meeting hall for local organizations. Since the building is not centrally located nor designed to serve multiple uses, a new community building should be planned for human services and library in the downtown or adjacent to Hardie Park. The Veterans Building, however, could be remodelled and parking areas improved for continued use for local group meetings.

The Morro Bay regional center is a proposed capital improvement project to consolidate existing county services for the Estero and North Coast Planning Areas in Morro Bay. Facilities would support a library, human services and a clinic.

Library

Rural areas are to be served by library facilities within the urban areas. Expansion of library facilities in both Cayucos and South Bay are necessary and the LUE recommends they be located in multi-use community centers.

Schools

South Bay, Morro Bay, and the surrounding agricultural areas lie within the San Luis Coastal Unified School District. The northern portion of the planning area is located within the Coast Joint-Unified High School District and includes: 1) a portion of former Fairview Elementary School District serving Old Creek; and 2) Cayucos Elementary School District serving the Cayucos area.

South Bay

Rapid community growth in recent years has placed a considerable burden on existing facilities. The two elementary schools serving the area are presently at or near capacity. A junior high school east of South Bay Boulevard was completed and opened in the fall of 1977.

Projected enrollment figures indicate that a third elementary school site will be needed in the early 1980's. An eleven acre site for an elementary school was acquired in 1980 on Los Osos Valley Road near Pecho Road. Construction is not expected prior to 1985. Long-range junior high and secondary educational needs are indeterminate at this time, depending on needs of the Morro Bay area as well. Morro Bay High School presently accommodates all secondary students. Long-range consideration, however, indicates there may be a need for high school facilities in the planning area at some future time. If so, it should be located in proximity to the junior high school along a major thoroughfare.

Morro Bay

The city's general plan identifies additional school sites that will be necessary as the population in the city of Morro Bay continues to grow. These are located in general areas to serve anticipated population centers.

Cayucos

Cayucos Elementary is the only school in the community. It serves kindergarten through 8th grade; high school students are bussed to Coast Union High School in Cambria. Projected enrollment indicates that the existing facility will be adequate for at least five years. Although the present site is not conveniently located, no alternative is available and the LUE recommends that future school needs be met by expanding the present site to the north. In addition, use of joint park-school operations with adjacent Hardie Park facilities should be considered.

D. RECREATION SERVICES

The Estero Planning Area contains abundant recreation land, facilities and scenic points of interest attracting both residents and tourists. Included are four state parks and beaches, two golf courses, and Morro Bay harbor. Facilities are available for camping, hiking, boating, and fishing. The scenic countryside and ocean and bay shoreline draw many sightseers to the area for recreational driving, bicycling, and walking.

Morro Bay State Park covers over 2,000 acres and provides 135 campsites, picnic sites, an 18-hole golf course, a museum and a marina. Most of the park is located within the city of Morro Bay and will be addressed in the city's planning program. Portions of the park within the county include much of the Chorro-Los Osos Estuary and mud flats, both of which are sensitive resource areas requiring full protection. The State Department of Parks and Recreation is presently pursuing additions to the state park. Highest priority should be given to acquisition of sensitive wetland habitat.

Montano de Oro State Park, (located at the southern end of Morro Bay) is the largest park within the coastal zone, encompassing over 21.4 miles of the coast. Primarily a day use facility, the park does provide limited camping and picnicking sites. This state park has been recommended for nomination as a National Landmark. When a general development plan is proposed for the park, the following concerns must be addressed: improvement to parking facilities, development of vista points and turn-outs, on-going habitat management programs, and identification of future acquisitions.

Whale Rock Reservoir will be used for limited public access for fishing. In addition to the large outdoors recreation areas are facilities within communities that are primarily oriented to community and neighborhood resident use.

South Bay

South Bay Park in Los Osos contains typical community park facilities including a picnic area, lawns and courts for sports, a playground, and a small meeting hall for organized groups. Other privately-owned natural areas within the community provide informal walking and nature study areas. As the community grows, additional neighborhood parks will be needed to serve local residents. Community beautification measures are recommended to enhance the quality of life and provide attractive neighborhood settings for pedestrians and bicyclists.

The 9-hole Sunset Terrace Golf Course is available for local use, while the 18-hole golf course in Morro Bay State Park is within easy driving distance from South Bay. Major outdoor recreation areas and activities are provided in the large, nearby Montana de Oro and Morro Bay State Parks.

Los Osos Oak Preserve is a small undeveloped state park within the community of South Bay containing an outstanding example of a pygmy oak forest. Only limited passive recreation is appropriate for this preserve.

Morro Bay

The principal recreation features of Morro Bay are Morro Bay State Park, its 18-hole golf course, and the bay and harbor. Although the state park is being expanded to the east and south, these new areas will likely have limited recreation use because of sensitive natural features. Atascadero State Beach is located in the northern portion of the city and provides recreational use for both residents and visitors to the area. Local parks are identified in the city's general plan.

Cayucos

Cayucos State Beach is located at the northern end of the community of Cayucos. This state beach is a major day use recreational facility. The 15 acre beach also has a fishing pier which was used by over 200,000 visitors in 1978. As a day use facility, the beach provides coastal access for tourists and local residents alike. Many utilize stairways to the beach found along Pacific Avenue.

Morro Strand State Beach is located adjacent to Pacific Avenue and Studio Drive. The 33 acre beach is an important day use facility. Limited picnic and restroom facilities are provided; however, improvements, (including additional parking) are needed to accommodate the 144,000 visitors per year.

Community park facilities at Hardie Park along Cayucos Creek include picnic tables, playground, swimming pool, and tennis courts. This park is too far for regular use by residents of southern Cayucos; hence, it is recommended that a small neighborhood park be eventually established in the Morro Strand area for persons of all ages, especially youth and senior citizens.

E. PLANNING AREA SERVICE PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

The following public service programs are grouped under headings to indicate the type of service concern they each address.

Drainage

1. Areawide Study. The county Engineering Department should undertake detailed drainage studies for the entire planning area, considering runoff problems in the context of the entire watershed, and recommending any measures needed to avoid problems associated with impervious surfaces and other site development. Drainage systems should be designed to promote groundwater recharge, and to protect and enhance natural features of the area, particularly Morro Bay.
2. Cayucos Drainage Plan. The county Engineering Department should prepare a drainage plan for Cayucos showing needed measures to prevent storm water damage, including provisions to retain natural drainage courses and maintain them in a condition in which they can handle storm water runoff.

Emergency and Social Services

3. Cayucos Veterans Building. The county should remodel the Cayucos Veterans Memorial Building and expand the parking area to serve increasing needs for community meeting space.
4. Fire Response Time. Fire protection service response times should be improved for the southern portion of Cayucos through agreements with State Department of Forestry to make first response. The agreement could be terminated when a new fire station is centrally located within the community.
5. Government Services Center - South Bay. Government functions in South Bay should be concentrated into a centrally located services center which could include such facilities as a community hall, library, sheriff's substation, and medical and social services.
6. Hardie Park - Joint Use. A joint powers agreement should be executed between the school district and the county for the joint use of the recreational facilities at Hardie Park.

7. School Sites. The county and school district should jointly study educational facility needs in South Bay and acquire school sites before private development overly restricts choices in location.

Special Districts

8. Consolidation - Cayucos. The county and the community should work with LAFCO to consolidate all urban services and facilities in Cayucos into a single comprehensive service district.
9. Services Provided - Zone of Benefit B. The location of the South Bay urban reserve line is not to affect the services presently provided in Zone of Benefit B, CSA #9 at the time of adoption of the Land Use Element.

Utility Services

10. Agricultural Water Supplies. Explore possibilities for increasing water supplies for agriculture through the formation of a new district (or annexation to an existing district) in order to ensure an adequate and economical water supply for agricultural uses.
11. Alternative Water Sources. Supplementary water such as reclaimed sewage effluent and water from existing impoundments should be used to prevent overdraft of groundwater. New impoundments for recharging underground basins should be carefully considered along with other alternatives.
12. Sewage Disposal and Water Supply - Cayucos. The Cayucos Sanitary District should complete plans and projects to improve functioning of the Cayucos sewage disposal system. Extension of sewer and water facilities is discouraged outside the urban reserve line.
13. Sewage Disposal - South Bay. The county should study the future need for a community sewer system in South Bay in relation to the extent and density of development and its impact on groundwater quantity and quality.
14. Undergrounding - Cayucos & South Bay. The county Underground Utilities Committee should evaluate and prioritize Cayucos and South Bay areas for the undergrounding of overhead utility lines.
15. Wastewater Recycling - Cayucos. The Cayucos Sanitary District should work with the county Engineering and Health Departments and Regional Water Quality Control Board to develop a program to use treated wastewater from existing and future sewage treatment plants in the planning area for irrigation and groundwater recharge.

16. Water Management. Based on community initiation, the county Engineering Department should work with communities, property owners and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for South Bay which addresses population levels in relation to water availability, groundwater quality, and the need for alternative liquid waste disposal plans.
17. Well Sites. The county Engineering Department should locate and reserve future well sites in the South Bay area to optimize safe withdrawals from the groundwater basin before development fills in the most favorable sites.

CHAPTER 4: CIRCULATION

The area circulation system is planned to accommodate anticipated traffic primarily through improvement of existing routes. A few new routes are proposed in urban areas to improve local circulation patterns as well as to serve proposed expansion areas. Other important transportation elements are: (1) an intercommunity bus system serving Morro Bay, South Bay, and San Luis Obispo; (2) a network of bikeways to interconnect communities and recreation areas throughout the scenic planning area; and (3) harbor facilities in Morro Bay and Estero Bay.

A. ROADS

The LUE maps show functional classifications of major existing and proposed roads. These plans are coordinated with County Transportation Plan proposals, which also include public improvement plans and timetables for anticipated construction. The following is a list of planning area arterials and collectors that involve special considerations other than the standard road improvements suggested in the county standards.

Principal Arterials

State Highway 1 - This is the main coast highway which, in the planning area, passes through Chorro Valley, Morro Bay, and Cayucos. Improvements to eliminate at-grade intersections are ultimately planned.

State Highway 41 - This highway, linking Morro Bay and Atascadero, is recommended for future upgrading to improve driving safety by such means as reducing road curves and increasing sight distances.

Los Osos Valley Road - This road is the main route linking San Luis Obispo and South Bay. High volumes of traffic generated by the rapid increase in population in South Bay and the attraction of nearby recreation areas have resulted in safety problems in recent years. Recent improvements include reducing curves, widening shoulders, and providing median turn lanes at road intersections. With increasing population, however, it will ultimately be necessary to widen the road to four lanes.

Pecho Road - Pecho Road is the extension of Los Osos Valley Road to Montana de Oro State Park. Needed improvements include those related to portions leading to and within the state park. Careful planning is needed to balance retention of the scenic route of the existing winding, hilly road with such improvements as safer traffic movement, road turn-offs for scenic views over Morro Bay, and off-road parking in the Hazard Canyon area.

South Bay Boulevard - This road provides a direct link between Morro Bay and South Bay. The southerly portion to Los Osos Valley Road was recently completed. Improvements are needed for the northerly portion within Morro Bay including the Twin Bridges across Morro Creek. This road should be maintained in accordance with the high scenic values of Morro Bay, the marshlands, and the hills and peaks of the Morros.

Arterials - South Bay

Ramona Avenue - This includes the existing street east of Third Street and the proposed eastward extension to South Bay Boulevard.

Third Street - The development of Third Street from Santa Ysabel to Ramona Avenue will provide a through link from Los Osos to the Baywood commercial center and surrounding residential areas. The precise routing should be subject to careful study to minimize impacts on the Sweet Springs area and nearby residential uses.

Ravenna Avenue - The extension of Ravenna Avenue as a link between the two major arterials of Los Osos Valley Road and Ramona Avenue will provide a much needed north-south link. This will serve both the anticipated development within the central portion of the community and the movement of traffic outward from the central business core.

Arterials - Cayucos

Ocean Avenue - This alignment includes North Ocean Avenue through the main developed northwestern part of Cayucos and South Ocean Avenue providing access to residential areas in the southeastern part of the community. A proposed crossing of Old Creek will provide for through traffic off Highway 1.

Collectors - Rural

Two roads designated as rural collectors to identify their function to collect and channel traffic to arterials are Cypress Mountain Drive and Santa Rita - Old Creek Road. Because the areas traversed are to be primarily retained in agricultural uses, these roads should be maintained in their present configuration.

Collectors - South Bay

South Bay Boulevard - This is the proposed extension from Los Osos Valley Road south and west across the southerly part of South Bay to Pecho Road.

Nipomo Avenue and Palomino Drive - between Ninth Street and Los Osos Valley Road. The proposed connection between the two streets should be routed to minimize removal of pygmy oaks in the area. Poor sight

distances at the intersection of Palomino Drive and Los Osos Valley Road will necessitate special turning lanes or other traffic safety controls.

Highland Drive - including the proposed westward extension to Pecho Road.

Collectors - Morro Bay and Fringe

The circulation system for the Morro Bay area is identified in the city's general plan and incorporated into the County Transportation Plan. Northerly extensions of South Bay Boulevard and Morro Bay Boulevard as collectors are logical accesses to the proposed hillside residential areas, but designation of precise routes and connectors will need to await future development plans for the area.

Collectors - Cayucos

No further collector streets are proposed in Cayucos.

B. OTHER TRANSPORTATION MODES

Transit

The North Coast Transit System administered by the Joint Powers Agency recently initiated intercommunity bus service serving San Luis Obispo, South Bay, and Morro Bay. Buses run five days a week and make five round trips a day. Runs are timed to provide job commuter service during the early morning and evening rush hours as well as midday service for shoppers and tourists. The system has been extended to serve Cayucos and Cambria three days a week. These developments, along with gradual demand-responsive changes in the frequency and routing of buses, should handle planning area public transit needs for some years.

Bikeways

Arterial roads in rural portions of the planning area are designated bikeways. Included are State Highways 1 and 41, Los Osos Valley Road, Pecho Road, South Bay Boulevard as well as a number of streets within communities. All are designated as Class II bikeways and are recommended to be constructed with marked and paved shoulder lanes with widths ranging from four to eight feet, depending on adjacent automobile speed limits.

Harbors

Harbors in the Estero Planning Area involve the three main activities of petroleum shipping, commercial fishing, and recreational boating. Any

sizeable expansion of these facilities must recognize the additional development pressures and adverse environmental impacts on adjacent rural lands and coastal waters.

Energy Transmission Lines

The Estero Planning Area has a larger share of energy transmission lines than any other planning area because of the oil pipeline terminal at Estero Bay and the electric power transmission lines radiating out from the Pacific Gas and Electric Company's Morro Bay and Diablo Canyon generating plants. Pipelines need to be monitored to ensure against air and water pollution.

C. PLANNING AREA CIRCULATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

The following circulation programs for the Estero Planning Area are grouped under headings indicating the location in the planning area where they each apply.

Areawide

1. Highway 41. The State Department of Transportation should improve traffic safety on Highway 41 by increasing sight distances and providing traffic circulation corrections.
2. Los Osos Valley Road. The county should widen Los Osos Valley Road to four lanes to accommodate anticipated increased traffic between San Luis Obispo and South Bay.
3. Public Road Design. Road improvement projects should be designed to protect scenic views of the countryside to the maximum extent feasible, including such measures as recontouring and replanting areas affected by cuts, fills and grading, and using attractive roadside signing.
4. Scenic Corridors. The county Engineering and Planning Departments should initiate a study of rural scenic corridors to explore alternative methods of protecting vistas along Highways 1 and 41, Los Osos Valley Road, Pecho Road, and South Bay Boulevard.

Cayucos

1. Pacific Avenue. The county should improve Pacific Avenue to urban collector standards, giving particular attention to alleviating known drainage problems. Right-of-way appears adequate to handle parking, pedestrian walkways, or a Class II bikeway; a design program should be undertaken.
2. South Ocean Avenue. The county should improve South Ocean Avenue to urban arterial standards. Construct the roadway and bridge over Old Creek as necessary to connect South Ocean Avenue to Old Creek Road, thus providing a direct link between south and north Cayucos. Install a Class II bikeway from Highway 1 at Chaney Avenue to Old Creek Road.
3. North Studio Drive. The State Department of Transportation should modify Highway 1 as necessary in the vicinity of the north end of Studio Drive to allow construction of an underpass connecting Studio Drive to South Ocean Avenue. With the construction of the underpass, close the center strip grade crossing so there is no crossing from the northbound to southbound lanes.
4. Studio Drive. The county should improve Studio Drive to urban collector standards with on-street parking on only one side of the street to facilitate adequate vehicular, pedestrian and bicycle traffic.
5. Studio Drive at Montecito Road. The State Department of Transportation should construct a grade separation at the intersection of Highway 1 with Studio Drive/Montecito Road.
6. 13th Street. The county should improve 13th Street to urban collector standards and include a Class II bikeway.

South Bay

1. Trails. The county should work with the community and affected property owners to develop a riding and hiking trails program with major emphasis on a trail route across the South Bay hillsides to Montana de Oro State Park and scenic routes within and on the fringe of the community linking public recreation areas.
2. Beach Access. The county should retain all present public street accesses to the bayfront.
3. Skyline Drive. The county should explore means of extending Skyline Drive west to Butte Drive.

CHAPTER 5: RESOURCE MANAGEMENT

The primary purpose of the resource management system is to provide an alert process for a timely identification of potential resource deficiencies so that sufficient lead time is allowed for correcting or avoiding a problem. This chapter initiates the resource management system by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates however, changes in the population growth, resource consumption or other factors may change estimated thresholds. Data developed for this report will be reviewed and updated annually as part of the general plan review process.

Resource capacity information is included in this area plan to support ongoing county review of needs for capital programs and provide information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of resource capacity information by the county to evaluate individual development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. (An explanation of this procedure is in Framework For Planning, Chapter 4.)

The resources that appear to be experiencing deficiencies are summarized in Table C. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based.

TABLE C
RESOURCE SEVERITY LEVELS & POPULATION THRESHOLDS
ESTERO PLANNING AREA

South Bay Urban Area

Resources	Levels of Severity		
	I	II	III
Water Resources	6,100	8,500	12,600
Water System	N/A	N/A	N/A
Sewage Treatment Plant ¹	N/A	N/A	N/A
Schools			
Elementary	5,800	8,100	11,200
Secondary ²	15,100	17,000	22,000
Roads/Circulation ³	9,200	10,000	18,500

TABLE C (Continued)

Morro Bay Urban Area

Resources	Levels of Severity		
	I	II	III
Water Resources	N/A	N/A	N/A
Water System	N/A	N/A	N/A
Sewage Treatment Plant ⁴	13,100	13,600	15,500
Schools			
Elementary	-	-	-
Secondary ²	15,100	17,000	22,000
Roads/Circulation	N/A	N/A	N/A

Cayucos Urban Area

Resources	Levels of Severity		
	I	II	III
Water Resources	2,700	2,800	3,100
Water System	-	-	-
Sewage Treatment Plant ⁴	13,100	13,600	15,500
Schools			
Elementary	-	-	-
Secondary ⁵	5,000	5,500	6,300
Roads/Circulation	N/A	N/A	N/A

Notes:

1. The need for a sewage treatment plant is closely related to water supply; however, water quality will need further study to determine population thresholds.
2. Population of Estero Planning Area excepting Cayucos.
3. Los Osos Valley Road.
4. Combined population of Morro Bay and Cayucos.
5. Combined population of Cayucos and North Coast Planning Area.

A. WATER SUPPLY

Assuring adequate future water supplies is one of the most critical resource management needs in the Estero Planning Area. South Bay and Morro Bay are presently dependent solely on local groundwater resources. Cayucos, however, is better off with an assured allocation from Whale Rock Reservoir, which will meet its needs for some years.

The following table (Table D) is an inventory of existing local water sources, major uses, and safe yields. Safe yield amounts are derived

from the county Master Water and Sewerage Plan except for the update for the Los Osos basin derived from the Brown and Caldwell Report of 1974.

Water usage in South Bay and Morro Bay must also consider impacts on rural and agricultural users drawing water from the same groundwater basins. Another major concern, particularly in South Bay, is protection of water quality from the combined gradual degradation impacts of excessive withdrawals approaching or slightly exceeding safe yields, seawater intrusion in wells too close to Morro Bay or the ocean, septic tank wastewater recharge from extensive residential development, and leaching of agricultural chemicals.

All three urban areas are relatively close and could mutually benefit by pooling efforts to obtain imported water supplies necessary for continued growth while stabilizing groundwater supplies needed for irrigated agriculture and rural uses. One problem is that citizens are divided in opinion on how much their communities should grow. Importing water and developing or expanding community sewer systems would assure steady growth, while depending on existing resources would curtail development. The objective of this section, however, is to indicate the population levels at which an imported water supply system needs to be planned and constructed. Since each community is supplied by different groundwater basins, each is discussed separately.

South Bay

South Bay presently depends on water from the Los Osos groundwater basin underlying the ancient sand dune area of the community and Los Osos Valley. The most recent estimate of safe yield of this basin, provided in the Brown and Caldwell Report of 1974, ranges from 1,300 to 1,800 acre-feet per year. The high figure is based on optimum location of wells and balanced pumping.

Net urban demand added to net agricultural demand has already exceeded the lower safe yield limit of 1,300 acre-feet per year cited in the Brown and Caldwell study. The maximum safe yield limit of 1,800 acre-feet per year will be attained when the population reaches 12,600, assuming only modest increases in irrigated agricultural uses. Continued irrigation is realistic since Coastal Act policies require protection of agricultural uses.

A Level II severity for water supply may exist in South Bay. The lead time necessary to plan and construct an imported water supply system from Nacimiento Lake, the most likely source, is estimated to be seven years. Hence, if safe yield estimates are correct, growth of South Bay will be limited until alternative water supplies are made available. In the interim until completion of a Resource Capacity Study, priorities must be established on where the limited resources are allocated to assure opportunities for visitor-serving use, protection of agricultural users, and reservation of available water to existing subdivided portions of the community. Where additional surplus above these resources are identified, allocation to further development must also be addressed.

Water sources needed to serve total build-out would include importation from either Nacimiento Lake or the State Water Project. The County Service Area No. 9 Advisory Group has submitted requests for State or Nacimiento Lake water totaling 2,000 acre-feet per year. This amount should offset the potential water deficit that would result from build-out of the community.

TABLE D
WATER RESOURCES - ESTERO PLANNING AREA

Water Resource	Principal Uses	Safe Yield (Acre-Feet/Yr.)
Los Osos Groundwater	South Bay Domestic Use, Los Osos Valley Ag. Use	1,300 - 1,800 ¹
Chorro Creek Ground water Basin	City of Morro Bay Domestic Use, Morro Bay Golf Course and Chorro Valley Ag. Uses	1,500
Morro Creek Ground water Basin	City of Morro Bay Domestic Use, Morro/Little Morro Valleys Ag. Use	1,700
Toro Creek Groundwater Basin	Agriculture Use	530
Old Creek Goundwater Basin	Cayucos Domestic Use	330
Whale Rock Reservoir	3,740 a.f.y. exported, mostly to SLO; 660 a.f.y. maximum entitlement for Cayucos by recharge of Old Creek Basin	-
Cayucos Creek Ground water Basin	Agriculture Use	630
Villa Creek Ground water Basin	Agriculture Use	1,030

1. Estimated by the State Department of Water Resources.
Safe yield of the Los Osos basin was updated by Brown
and Caldwell, consultants, 1974.

Morro Bay and Fringe Area

The city of Morro Bay is served by wells drawing water from the Morro and Chorro Creek groundwater basins. The city of Morro Bay is served by wells drawing water from the Morro and Chorro Creek groundwater basins. The "Preliminary Water Management Plan" released February 1981, prepared by Brown and Caldwell Consulting Engineers, is the most current study of the groundwater resources in the basins. The plan addresses the city's water needs to the year 2000 as well as rural domestic and agricultural water demand.

The California Department of Water Resources had estimated in 1975 that the total safe yield from both basins was 3400 acre-feet per year. The 1981 Brown and Caldwell report estimates an outflow from both basins at 5,490 acre-feet per year. Since present water demand is 3,944 acre-feet, and the plan did not find evidence of sea water intrusion, the safe yield is apparently at least 3,944 acre-feet. The water management plan describes programs and water management methods that are anticipated to prevent water deficiencies until the year 2000, provided that the water demands estimated from population projections and anticipated agricultural usage prove to be an accurate indication. The recommended programs are generally outlined below:

1. Better groundwater basin recharge should be accomplished through the use of percolation basins.
2. Wastewater reclamation should be used in place of groundwater for some agricultural lands and the Morro Bay Golf Course.
3. Modification of groundwater extraction by drilling of new wells and changes in the frequency of well pumping.

Also contained in the plan are water management strategies for various drought conditions including: collecting of storm water for recharge, purchase of surplus water from Whale Rock Reservoir, reduction of leakage from the water distribution system, water conservation measures, wastewater reclamation, and importation of supplemental waters.

Cayucos

Water service for Cayucos is provided by three different entities: Morro Rock Mutual Water Company, Paso Robles Beach Mutual Water Association, and County Waterworks District No. 8. Each district supplies its customers from wells located on Old Creek below Whale Rock Dam. These wells are recharged from water released from Whale Rock Reservoir in the allocated amount of 600 acre-feet per year. Water consumption involves a substantial seasonal resident and tourist demand. Wastewater is discharged through the Morro Bay sewage treatment plant and an ocean outfall line.

No levels of severity for water supply are presently experienced in Cayucos. Level I will be attained when the permanent population reaches

2,700 people. The seven year lead time assumes an imported water supply from Nacimiento Lake. However, local groundwater resources should also be studied; for example, the Cayucos Creek groundwater basin contains a safe yield of 630 acre feet per year which might ultimately supplement community needs as well as permit continued irrigated agricultural use of Cayucos Valley.

Cayucos is served by an existing water supply system that could be gradually improved and increased in capacity as infilling occurs.

B. SEWAGE DISPOSAL

Currently-used methods of sewage disposal in the Estero Planning Area include septic tanks in South Bay and rural areas, and community sewage systems with treatment facilities serving Cayucos and Morro Bay.

South Bay

Existing wastewater disposal in South Bay is by means of on-site septic tanks with leach lines. Highly permeable soils, high groundwater tables, and extensive community development have posed water quality concerns, prompting a study of the feasibility of sewerizing the community.

South Bay's potential problem with water supply is so closely inter-related with sewage disposal that the latter may also be determined to be at Level II severity. One of the problems with sewerizing is that exportation of wastewater may lead to lowering of the safe yield of the Los Osos groundwater basin and increase the risk of seawater intrusion. Wastewater from a community sewer system, however, might be sufficiently treated and returned to the groundwater basin by irrigation in the nearby Los Osos Valley. If supplemental water is imported to the community, wastewater disposal with an ocean outfall line may be the best alternative to protect groundwater quality over the long run. A Clean Water Grant to study the alternatives and possible implications of sewerizing may be completed soon.

Morro Bay and Fringe

Both Morro Bay and Cayucos are served by the sewage treatment plant located in Morro Bay. Plant improvements are described in the next section on the Cayucos sewage disposal system. The city will need to resolve current water supply and sewage disposal problems before development can occur.

Present improvements in sewage plant capacity are designed to provide for anticipated growth over the next ten years. According to current population projections, the indicated capacity may suffice for a longer period of time. The capacity could also be extended a few years if allotments between Cayucos and Morro Bay are renegotiated.

Cayucos

Sewage disposal in Cayucos is by the Cayucos Sanitary District. Sewage is treated at the Morro Bay sewage treatment plant and wastewater is released to the ocean. The joint powers agreement between the district and the city of Morro Bay allots 40% of plant capacity to Cayucos.

The sewage treatment plant was originally designed in 1964 to accommodate 1.7 million gallons per day (mgd). However, inadequacy and obsolescence of the collection system, treatment plant, and the ocean outfall resulted in a moratorium on new sewer connections until these problems are resolved. A currently-effective cease and desist order requires full compliance with water quality standards by 1982.

The first stage of expansion of the sewage treatment plant, based on a 10-year projected population of 15,500 for both Morro Bay and Cayucos, will provide a total capacity of 2.4 mgd. The sewage outfall line is designed to accommodate the projected discharge over a 20 year period, which would allow for a combined population of 19,500 people. In the redesign of the treatment plant, the use of reclaimed wastewater for sprinkler irrigation is being considered and may be used in amounts of 500 to 1,000 acre-feet per year to irrigate agricultural land in Chorro Valley and the golf course at Morro Bay State Park.

The 40% sewage treatment plant capacity allotted to Cayucos will meet the community's needs well beyond year 2000. Hence, there will be no resource severity levels within the span of this plan once the current improvements are completed; however, this assumes that the allocations of plant capacity will be available following plant expansion.

C. SCHOOLS

The Estero Planning Area is served by several school districts. San Luis Coastal Unified School District includes two elementary schools and a junior high school in South Bay and two elementary schools and a high school located in Morro Bay. Cayucos is served by Cayucos Elementary School District consisting of a single elementary school in Cayucos and the Coast Joint Union High School District with the high school located in Cambria.

Growth in South Bay is pushing enrollments of all schools within the local elementary and high school districts to Severity Levels II and III.

Schools in the city of Morro Bay are of two-fold significance in that future residential development of the fringe area on the east side of the city will require an additional local elementary school and projected enrollments in the junior high school and high school must consider population growth in both incorporated and unincorporated areas served.

No levels of severity are indicated for the Cayucos Elementary School District. The school has enough capacity to accommodate growth during the 20 year span of this plan.

Alternatives to overcrowding classrooms include short-term adjustments to balance the number of students where two or more elementary schools serve one community, building additional classrooms on existing school sites, or building new schools. In the levels of severity, it is estimated that a five year lead time is needed to plan, acquire sites, and build new schools.

D. ROADS/CIRCULATION

State Highways 1 and 41, Los Osos Valley Road, and South Bay Boulevard are the major corridors in the Estero Planning Area. The most critical problem with this existing system is the rush hour commuter traffic congestion on two-lane Los Osos Valley Road. Hazards are compounded by the mixture of high speed drivers, slower pleasure drivers, and bicyclists using the road and drivers ingressing or egressing from abutting properties. Some commuters between South Bay and San Luis Obispo have chosen to take the longer route via South Bay Boulevard and Highway 1 to avoid the congestion and hazards. Improvements are needed for the northerly portion of this road, particularly in the Twin Bridges area. Design must be sensitive to the scenic values of the area, the marshlands, and adjacent hills and peaks of the Morros.

A Level II resource capacity problem may exist on Los Osos Valley Road, even though the county recently completed improvements on the road.

Other major roads within the Estero Planning Area do not appear to be subject to any immediate problems. Morro Bay and Cayucos are growing at more modest rates and the population make-up does not contribute severely to peak traffic flows. Tourist traffic also tends to be fairly well distributed during the day except for somewhat higher volumes in the early morning or late afternoon. The new bus system serving South Bay, Morro Bay, Cayucos, and San Luis Obispo should help to alleviate traffic congestion and accidents.

CHAPTER 6: LAND USE

This chapter addresses land use issues affecting the Estero Planning Area. The chapter is divided into four sections: the rural area outside urban reserve lines and the urban areas of South Bay, Morro Bay, and Cayucos.

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 8 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

Table E summarizes the acreage for each land use category in the planning area. Land use within the city of Morro Bay is not included in the totals.

A. RURAL AREA LAND USE

The rural area includes all those lands outside the South Bay, Morro Bay, and Cayucos urban reserve lines. The primary use is agriculture including both coastal valley farmlands and hillside rangelands. Recreation land, ranking second in total acreage to agriculture, primarily comprises the two large state parks.

Open Space

Areas designated as open space are state-owned lands in the westerly half of Whale Rock Reservoir, Morro Bay Dune Preserve Kangaroo Rat Habitat administered by the State Department of Fish and Game, and the state-owned Los Osos Oak Forest and other areas that from time to time may be also designated. Portions of other existing state lands are also designated as open space; in other cases, this is premature until plans are developed clearly distinguishing between recreation activity areas and areas to be maintained in the natural state with little or no public access and use.

TABLE E
LAND USE ACREAGE - ESTERO PLANNING AREA

Land Use Categories	Rural Area	South Bay	Cayucos	Total
Agriculture	55,201	-	13	55,214
Rural Lands	2,720	-	-	2,729
Recreation	8,139	83	35	8,254
Open Space	1,553	147	-	1,700
Residential Rural	40	32	-	72
Residential Suburban	101	919	-	1,020
Residential Single Fam	-	1,061	178	1,239
Residential Multi-Fam	-	115	62	177
Office & Professional	-	30	4	34
Commercial Retail	-	60	17	77
Commercial Service	-	23	1	24
Industrial	-	-	-	-
Public Facilities	75	117	14	206
Total	67,838	2,587	321	70,746

Agriculture

Approximately 77% of the Estero Planning Area is designated for Agriculture. Mixed irrigated and dry farm croplands occupy most of the valley lowlands, while grazing use predominates in the extensive hilly and mountainous areas. These uses are largely interrelated because much of the farmland produces irrigated and dry farm grain and hay for supplemental livestock feeds. Substantial acreages of row crops, orchards, and garbanzo beans also occur in the area.

The continued viability of commercial agricultural production is essential to the planning area and the county as a whole. The California Coastal Act contains strict policies for the preservation of agriculture with particular emphasis on the maximum preservation of prime lands, even where mixed agricultural and non-agricultural uses occur. All irrigated crops and some higher value dry farm crops, notably the large acreages of garbanzos in the area, qualify as prime crops under the state criteria. Thus, nearly all the valley lowlands in the planning area can be regarded as important agricultural lands, notwithstanding the shortage of water for extensive irrigation. An estimated 65% of the designated agricultural lands are in agricultural preserves and subject to land conservation contracts. The following discussion describes in more detail agricultural practices and needs in urban-oriented portions of the Estero planning area.

Los Osos Valley

This broad, flat valley is mostly devoted to dry farm barley and garbanzo production. Flat lands subject to poor drainage are commonly used as dry pasture. Row crops are mostly grown in the Los Osos Valley bottomlands just east of South Bay. Urban development pressures are most pronounced in this area. Previous general planning and zoning included portions of this land in suburban residential categories and allowed division of some of the area into parcels ranging from 2-1/2 to 20 acres. Uses such as nurseries and high value crop and animal specialties should be encouraged on existing small parcels to help maintain the agricultural integrity of the area. Los Osos Valley, in comparison to other coastal valleys, has relatively little land in agricultural preserves. Landowners should be encouraged to participate in this program to stabilize land values and taxes for long range agricultural use.

Peaks Area

The peaks area is the chain of unique volcanic peaks separating Los Osos and Chorro Valleys. The peaks and connecting ridge are designated Scenic Restrictive Lands in the Open Space Plan. Property ownerships in this area commonly include a combination of peaks and ridgetops, slopes used for grazing, and valley farmlands. Substantial portions of the area are in agricultural preserves. For these reasons, the peaks between Camp San Luis Obispo and existing and proposed state lands east of Morro Bay are designated Agriculture with a Sensitive Resource Area overlay.

Chorro Valley

Agriculture in this valley primarily involves mixed irrigated and dry farm field and grain crops. Property sizes are generally large and extend into adjacent hillside rangelands. Some state-owned land near Camp San Luis Obispo is leased for farming. There are two clusters of small rural lots located at the intersections of Highway 1 with San Bernardo Creek Road and San Luisito Creek Road. In general, parcels of 1 to 5 acres are not being used for vegetable production. To protect the agricultural integrity of the valley, lands adjacent to these clusters should not be allowed to divide into sizes smaller than 20 acres. Substantial protection, however, is already afforded by the extensive agricultural preserves and state and federal owned land in the area.

Morro - Little Morro Valleys

These valleys contain a variety of irrigated and dry farm crops and pasture. Planting of avocado orchards in the upper reaches of the valley has been a significant development in recent years. Property sizes are variable; some are intensively used 10 and 20 acre parcels, while some valley lands are portions of cattle ranches used for supplemental feed production. Rich farmland just east of the Morro Bay city limits was divided into 10 and 20 parcels in the mid-1970's. This area should be protected for continued agricultural use, retaining the larger parcels for cropland uses while allowing plant and animal specialties on smaller parcels. Any

future urban expansion of Morro Bay, if needed, preferably should occur on developable non-prime hillside lands within the city limits.

Northern Area

Narrow valleys in the northern part of the planning area, including Toro Creek, Old Creek, Cottontail Creek, and Villa Creek, contain irrigated and dry farm uses associated with the livestock industry of this area. Avocado orchards have been planted in the upper sheltered portions of some of these valleys. Agricultural preserves involve most of the land north of Highway 1, but none have been established on the marine terrace south of the highway. Although the terrace has soils suitable for farming, the lack of water has largely limited use to grazing. California Coastal Act policies to concentrate development in and adjacent to existing urban areas, the lack of water, and the highly scenic character of this area make it best suited for continued non-prime agricultural uses.

The Standard Oil Company storage tank farm is located in the hillsides between Cayucos and Morro Bay. The plan designates the area for agriculture and an Energy Area Combining Designation will overlay the area.

Industrial

An area designated for industrial use is located in the central portion of the planning area at Toro Creek. This area encompasses the office complex, pumping stations, partial processing facilities and intermediate storage facilities for the existing Chevron, USA Marine Terminal and petroleum tank farm. The associated petroleum storage tanks located on the adjacent hillside ridgelines are outside the coastal zone and are designated agriculture with an Energy and Extractive Area combining Designation.

Rural Lands

An area designated Rural Lands is located in the northeastern corner of the planning area. This area is characterized by steep slopes, dense vegetation, and property ownership sizes generally too small to support viable cattle grazing operations. The area is accessible via Santa Rita - Old Creek Road.

Cayucos Hillsides. Hillsides east of Cayucos were excessively subdivided many years ago in relation to the steep slide-prone character of the slopes. Because of the limited developable area, it would be difficult and costly to provide the area with property access and urban services. Except for possible future adjustments to the urban reserve line near the base of the hillsides following extensive study of the geologic stability, the area should remain in very low density use.

Recreation

A large portion of the Estero Planning Area is designated for recreation. This includes major state park holdings in the non-urban areas including: 1) Montana de Oro State Park; 2) Morro Bay State Park; 3) Atascadero State Beach; and 4) Morro Strand State Beach. These areas encompass most of the immediate coastal frontage from Cayucos to Point Buchon and the lands surrounding Morro Bay. Activities available within these parks are primarily passive uses including beach walking and sunning, shoreline viewing and exploring, hiking, and camping. Golf courses in the area are the 18-hole course in Morro Bay State Park and a 9-hole course at Sunset Terrace in South Bay.

Montana de Oro and Morro Bay State Parks are continuing to expand to include unique and sensitive resources around Morro Bay and adjacent scenic hills. The State is in the process of acquiring Cerro Cabrillo to consolidate holdings on the east side of the Morro Bay marshlands.

The State Department of Fish and Game has recently acquired 40 acres of land adjacent to Morro Bay State Park and south of Shark Inlet to help protect the habitat of the endangered Morro Bay kangaroo rat. The area north to the bayfront is private land presently being acquired to consolidate the public holdings in this area.

Whale Rock Reservoir is being planned for limited public access for fishing. State-owned land surrounds the lake, but only the easterly and northerly shores are accessible and usable. The westerly shore is a narrow fringe of varied terrain more appropriately classified as open space.

Future intensive recreation uses are identified in the urban area plans. They provide for localized neighborhood-related facilities and further identification of sensitive environmental resources recommended for purchase and inclusion within state park holdings or similar public ownership.

A small node of the recreation designation is located to the east of the city of Morro Bay. This reflects an area of existing urban type uses including two membership organizations serving the surrounding communities and a mobilehome and recreation vehicle park which was approved as a phased development through a conditional use permit.

Residential Suburban

An area of mostly one acre lots on the north side of Los Osos Valley Road between the Los Osos Valley Memorial Cemetery and Los Osos Creek is designated residential suburban. This relatively small, isolated tract is bordered on three sides by prime agricultural land. The area is to remain outside the South Bay urban reserve line with no further expansion of suburban uses to be allowed. Moreover, substantial undeveloped suburban areas occur in the eastern part of the South Bay urban reserve area.

Another area of 1 to 5 acre homesites is at the intersection of San Luisito Creek Road and Highway 1. This area is surrounded by prime or potential prime agricultural lands and should not be allowed to expand for residential uses.

B. SOUTH BAY URBAN AREA LAND USE

The South Bay urban area is at the westerly end of Los Osos Valley and is bounded by Los Osos Creek on the east, Morro Bay and its tidelands on the north, Irish Hills on the south, and Montana de Oro and Morro Bay State Parks on the west. Although generally referred to as South Bay, the area consists of several loose-knit neighborhoods, including Baywood Park, Los Osos, and Cuesta-by-the-Sea.

The urban reserve line encompasses approximately 2,590 acres (four square miles) and allows for future growth through in-filling of existing developed areas and expansion onto adjacent vacant lands.

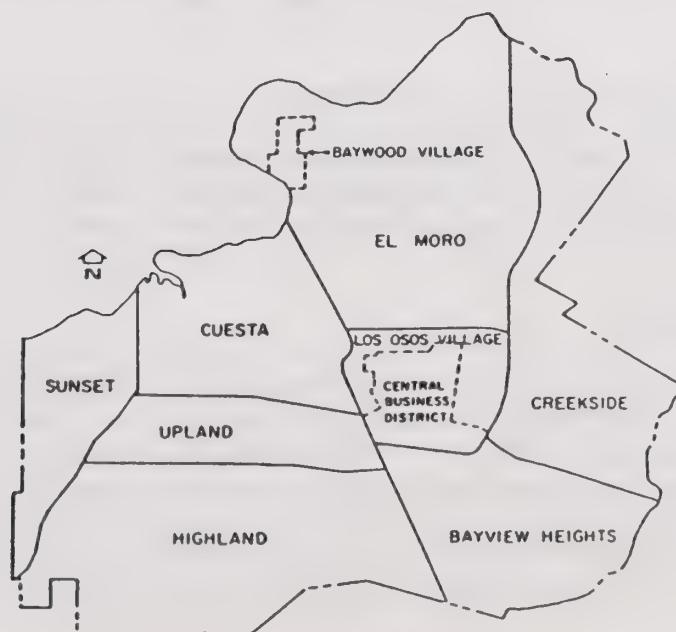
The South Bay area is divided into neighborhoods to show local facilities needs such as schools, parks, and convenience shopping. These neighborhood units are named simply to provide a convenient aid to location in the text discussion of land uses.

FIGURE 1

SOUTH BAY NEIGHBORHOODS

LEGEND

- — — URBAN RESERVE LINE
— — — NEIGHBORHOOD BOUNDARY



Open Space

An important area in South Bay designated Open Space is Los Osos Oak Forest, a 60 acre state park reserve with a looping footpath for observation of the pygmy oaks and other natural features. A smaller portion of the oak forest includes the dense stand of pygmy oaks preserved in open space lots within Tract 527. (This is a high fire hazard area that is not open to public access.) Another area is the northeasterly fringe area of South Bay where Los Osos Creek enters Morro Bay; this riparian and marshland area with adjacent banks is under current negotiation for addition to Morro Bay State Park.

All other sensitive resource areas (notably including the bay frontage and marshes) are now designated for passive recreation would be redesignated Open Space if acquired by government or preserved by open space easements.

Recreation

Recreation land in South Bay may be divided into active and passive recreational areas. Active recreation areas include community parks, special recreation activities and tourist lodging facilities. Passive recreation areas have limited or no access and are intended for protection of their natural biotic and scenic resources.

South Bay Park is a typical community park with picnic, sports, and playground facilities. As the community grows, another community park with picnic facilities, walking paths through both landscaped and significant native vegetation areas, and similar facilities befitting the hilly terrain and capitalizing on the scenic overlook of Morro Bay should be developed in the Highland area.

Neighborhood parks should be developed adjacent to future schools and Baywood Elementary School. This will provide recreation facilities throughout the community and allow for joint use of each facility. Additional neighborhood parks should be developed in the area west of 1st Street and south of Santa Ysabel Avenue and in the area south of the existing mobilehome parks south of Ramona Avenue.

The development of a recreational trails system, providing routes for bicycle and pedestrian-oriented activities to link parks and other scenic area is essential.

Significant tree groves within South Bay should be studied for potential public park sites before private development occurs. Native and introduced trees include oaks, willows, pines, cypress, and eucalyptus. Use of such areas may range from small parkland areas with walking and bicycle access only to fully developed neighborhood or community parks.

Among specialized recreation facilities is the 9-hole Sunset Terrace Golf Course. The 18-hole golf course in Morro Bay State Park is within a relatively short driving distance from South Bay.

A variety of outdoor activities, primary related to public access to the ocean shoreline, is provided in the nearby Montana de Oro and Morro Bay State Parks.

Other areas indicated for recreation are the bay frontage areas including the Cuesta-by-the-Sea, Sweet Springs, and portions of the Santa Ysabel peninsula. Each of these areas supports unique habitats that must be preserved with minimal disruption of the ecological system. These areas are included in the Sensitive Resource Area Combining Designation and are encouraged for preservation by either public acquisition or open space easements. Once this occurs, the areas would be redesignated as Open Space during the course of future general plan amendments.

Residential Rural

NOTE: THIS AREA HAS BEEN WHITEHOLED BY THE CALIFORNIA COASTAL COMMISSION. THE DEVELOPMENT STANDARDS ARE HELD IN ABEYANCE UNTIL COMPLETION OF AMENDMENT.

A small area has been designated Residential Rural in the northern portion of South Bay. This area is covered with a dense stand of pygmy oaks sloping toward the bay and the marshlands. This area is being considered for acquisition by the State Department of Parks and Recreation and would be redesignated Open Space if acquired. If acquisition does not occur, any development proposed should be through resubdivision of the area and clustering of the units in the least sensitive portion of the site. (Otto property Whitehole)

The eastern fringe along Los Osos Creek is designated Residential Rural. Parcel sizes are generally larger and areas of agricultural use are found within this area. To provide protection for the agricultural uses and the riparian vegetation along the creek, parcel breakdown should be no smaller than 5 acres.

Residential Suburban

Large suburban homesites are available in the eastern portion of the community known as the Creekside Area. This area is generally bounded by South Bay Boulevard on the west, Los Osos Creek on the east and Los Osos Valley Road on the south; small areas adjoining this area lie east of South Bay Boulevard and immediately south of Los Osos Valley Road. Growth in the area has been slow. The area is characterized by a rural atmosphere and parcel sizes of one acre and larger. Significant natural features in this area include pygmy oak groves and riparian habitats along the creek. This area serves as a buffer between the more intensive urban community and adjacent agricultural areas. Incidental light agricultural uses are generally compatible with suburban residential uses; some land has the potential for productive agricultural uses, depending on the topography and water availability.

The undeveloped western portion of the Sunset and Highland areas are also designated for Residential Suburban use. Lot sizes are generally large,

and access is limited to much of this area. Portions of the area support large stands of eucalyptus groves which add significantly to the character. In addition, much of this area is immediately adjacent to the habitat for the Morro Bay kangaroo rat, an endangered species.

A third area identified for Residential Suburban use is the southern hillsides of the community. The steeper portion located south of the proposed extension of South Bay Boulevard will develop at suburban densities. It is anticipated that the development will be clustered on the more gentle slopes of the area with the upper steeper slopes being preserved in their natural state.

A fourth area designated for Residential Suburban use in the undeveloped area north of Santa Lucia Avenue and east of 11th Street. This area is substantially covered with pygmy oaks and sensitive site design will be necessary. A standard requiring resubdivision of the property and design as a Planned Development is included. (Otto property Whitehole)

Residential Single Family

Single family residential uses occupy more land than any other land use in South Bay and include a wide variety of residential neighborhoods ranging from the older tract areas developed in the late 1800's with undersized 25 foot wide lots, to hillside homes with lots ranging from 10,000 square feet to one acre. Each presents a unique neighborhood feeling that blends to form the community character of South Bay. Significant environmental resources are found throughout the community and serve as a scenic backdrop surrounding the periphery.

Growth is occurring through both in-filling of existing tracts on a lot-by-lot basis and lot divisions and larger subdivisions. The timing and ultimate size of the community's growth must be directly related to available water resources and other urban services. The following is a discussion of specific neighborhoods shown in Figure 1.

El Moro

The El Moro neighborhood is the largest in terms of both land area and population. Its 704 acres are bordered on the north by Morro Bay and on the south by the village area. Most of the area was subdivided in the late 1800's into lots of slightly more than 3,000 square feet with 80 foot street rights-of-way laid out in a grid pattern. Development has occurred sporadically, primarily in single family uses, and most building has occurred on multiple lots. A mixture of housing styles and sizes gives the present character to the community. Small, older homes, many of which were initially built for second homes or retirement, are scattered throughout the area. Future growth will involve in-filling of vacant lots, so the present mixture of housing types will continue; however, larger homes are being built on these small lots, often resulting in a cramped, overcrowded feeling. Of particular concern in some of this area is the lack of street trees or other features

that tie the neighborhoods together. A street treatment program to break the grid pattern would improve neighborhood appearance and character.

Highland

This area lies in the southerly portion of the planning area and is only partly developed. Cabrillo Estates contains nearly all of the current population on lots exceeding 10,000 square feet. All remaining parcels in the Highland area are five acres or more in size. The Morro Palisades Development Plan involves 205 acres in the southeastern portion of the Highland area.

The Highland area is the only part of the planning area with significant slopes. Topography changes continually from the area's northerly boundary where slopes range from 0-10% to slopes in excess of 30% along the southerly boundary. The landscape of the neighborhood is dominated with vegetation. Much of the flatter area is covered with chaparral and scrub oaks, while the steepest areas are comprised of dense stands of California live oak with scattered eucalyptus and other varieties of trees. These natural vegetation areas should be retained through clustering of lots. The residential single family area is generally located north of the proposed extension of South Bay Boulevard. Minimum lot size for this area would be one half acre.

Bayview Heights

Most of the existing single family residential uses are suburban residential in character. Minimum lot sizes in this area will ultimately range from one-half acre to one acre. The present rural atmosphere should be maintained. Access to newly created parcels has been the primary concern in the area. The pattern of rights-of-way dedication has not been consistent; similarly, the lot pattern has not been consistent.

Cuesta Area

North of Los Osos Valley Road and contains approximately 369 acres. Almost 30% of the area is subdivided into 3,000 to 4,000 square foot lots, another 16% is in parcels of approximately one acre, and the remainder of the area is essentially unsubdivided but planned for development under an approved development plan. Uses are almost entirely individual single family lots with the exception of Morro Shores Mobile Home Park. The approved Morro Palisades Development Plan envisions a mixture of both single and multiple family uses as well as recreational and commercial uses in the southern portion of the planning area along Los Osos Valley Road.

Parcel sizes of slightly more than one acre are predominant in the Martin Tract area situated north of Los Osos Valley Road between Pecho Road and Broderson Avenue. The plan recommends lots ranging from 10,000 to 20,000 square feet. Provision of an adequate circulation pattern in this area is essential.

Upland

This neighborhood is located just south of the Cuesta area and west of the Village area. It is the smallest neighborhood in land area with 210 acres but one of the larger in population. Lot sizes range from 5,000 to 10,000 square feet and are almost entirely developed. Views of the bay are enhanced by the terrace layout of the lot pattern.

Sunset

This neighborhood lies along the westerly perimeter of the planning area and is comprised of 219 acres. Much of the area is relatively undeveloped. Existing uses are chiefly single family residential with some multiple family adjacent to the privately owned 9-hole golf course.

Among the chief concerns in the area are tideland and marshland along the neighborhood's northerly boundary and kangaroo rat habitat on the west. In addition, significant stands of eucalyptus cover approximately 35 acres in the middle of the area. Development plans for these areas should incorporate protection of sensitive features through clustering of uses.

Residential Multi-Family

Recent high population growth rates are attributed in large part to less expensive housing costs due to single family building site availability. As this availability diminishes, the demand for multiple family units may increase. Only 25 acres are presently in multiple family residential use and is concentrated in areas identified for continuation in the same use. The plan provides for expansion of this use, but high development densities should be avoided to help protect water quality in the underlying groundwater basin. Smaller properties are restricted to low intensity multiple family residential use because of lack of space for adequate septic systems. Densities could be increased if the community is eventually sewered. Proposed multiple family residential uses are designated in the following areas:

Los Osos Village

This area lies adjacent to the central commercial or office and professional areas. In the areas with substandard lots, aggregation should be encouraged to produce adequate building sites and allow for buffering from adjacent areas. The areas east of Vista del Morro provide larger building sites where clustering of units can produce on-site open space.

Morro Palisades

The long-range development plan covering the area between Ramona Avenue and Los Osos Valley Road indicates a mixture of single and multiple family residential uses, each clustered around a common area. Multiple family areas are located north of the neighborhood commercial areas and community park. The development plan proposes

a park to serve the area, as well as a system of pedestrian and bicycle links between and within clusters of development.

El Moro

This area lies adjacent to the neighborhood commercial area along Santa Ysabel and east of Second Street. Much of this development will be in duplexes interspersed with single family residences, similar to the existing pattern. Whenever possible, substandard lots in the El Moro area should be aggregated to provide adequate building sites to permit screening and avoid rows of garages and parking areas.

Office and Professional

Office and professional uses are presently scattered throughout the community but are mostly located in the downtown commercial center. Four areas are identified for concentration of these uses. The first is immediately north and east of the central business area which will serve as a buffer between retail commercial and multiple family residential uses. The second is immediately west of the community park, adjacent to the proposed neighborhood commercial area at the intersection of Los Osos Valley Road and Ravenna Avenue extension.

A third node of Office and Professional uses is provided along El Moro Avenue as an extension of the Baywood commercial center. A fourth area identifies the existing Baywood Community Building, however, use is limited to the existing types of community services.

Commercial Retail

Commercial land uses will become increasingly important as community growth occurs. Existing commercial uses occupy about 17 acres of land throughout the community. The plan proposes 60 acres for retail commercial uses with additional allowance for small neighborhood shopping centers.

Los Osos Village

General commercial uses are concentrated in the downtown or village area of Los Osos. Commercial development in the village has proceeded at a slow pace over the years. The village has good existing and potential circulation characteristics, served by Los Osos Valley Road, Ninth Street and South Bay Boulevard. An internal loop system may be developed around the central Village area using Santa Ynez Avenue, Los Olivos Avenue and Vista Del Morro Drive.

While larger commercial establishments such as supermarkets, financial institutions, department stores and theaters are important components, smaller-scale uses such as specialty shops, eating places and shops offering personal services certainly complement the area. Building design and landscaping should be oriented toward a plaza-like, people-oriented center.

Baywood Village

Existing uses in the Baywood Village are characteristic of the kinds of uses appropriate as neighborhood commercial. These uses presently occupy about three acres; the plan proposes about 12 acres. The natural and scenic attributes of the area make it particularly suitable not only for convenience shopping needs of nearby residents, but also for tourist-oriented needs including specialty shops, restaurants and motels or hotels. Lots are almost exclusively 25 by 125 feet in size and pose constraints to development flexibility. Complementary to the character of the area, a neighborhood park is recommended to be linked with the commercial district.

The absence of large ownerships will likely cause piecemeal and small-scale development to occur. While this may be somewhat in keeping with the neighborhood concept, it also creates circulation and parking difficulties. A program to assure orderly and attractive development of Baywood Village should include adequate parking and a unifying design theme.

Cuesta

Approximately eight acres of commercial uses are proposed in the Cuesta neighborhood adjacent to Los Osos Valley Road. Unlike adjacent coastal communities, only limited opportunities exist within South Bay to increase services available to visitors to the area. This area should be developed under an overall plan to ensure uniformity in design and compatibility with adjacent uses. Access points onto Los Osos Valley Road should be kept to a minimum.

Commercial Service

Service commercial and light industrial uses are presently scattered throughout the commercial areas. These uses should be concentrated into an area of approximately 22 acres immediately northeast of the Los Osos retail commercial area. Care must be taken to provide for more intensive traffic including supply and service trucks that frequent service commercial areas. On-site parking and loading facilities must be used to expedite traffic flow. Uses should be limited to the more essential community commercial services and uses which do not require large sites. For example, large new or used car and mobilehome sales lots, vehicle and freight terminals, and major warehousing and storage facilities would be inappropriate to the coastal community character.

Public Facilities

Only those public services and facilities that have a direct effect on land use and are publicly managed are considered. The public facilities needed for South Bay are based on policies by many public agencies.

Standards for these facilities may be found in the Public Facilities section of the plan. The public facilities proposed for South Bay are noted on the Combining Designations map.

Governmental Center

Government facilities should be incorporated into a complex with such features as a community hall, library, sheriff's substation, human services center, and similar service-oriented operations. Consideration should be given to locating the complex together with the new library site adjacent to the community park.

Schools

Existing schools are Sunnyside Elementary School south of Los Osos Valley Road, Baywood Elementary on Ninth Street in Baywood Park, and Los Osos Junior High School on the east side of South Bay Boulevard. A new elementary school site has been acquired in the block bounded by Pecho Road, Rosina Drive, Doris Avenue, and Los Osos Valley Road (The Martin Tract).

The general location of one additional elementary school site is indicated symbolically in the area north of Buckskin Drive in the creekside area. The site will be needed as the community approaches its maximum size under this plan. A high school site, if needed in the future, would be favored south of the junior high school.

C. MORRO BAY FRINGE URBAN AREA LAND USE

The city of Morro Bay is centrally located within the Estero planning area. The urban reserve line is located at the city limits. This reflects the existing service constraints as well as the availability of substantial areas for in-fill. As service capacity concerns are resolved, the URL should be reviewed. In addition to the URL and USL, the Local Agency Formation Commission has adopted a Sphere of Influence and Sphere of Service Line which defines that agency's growth recommendations for the city of Morro Bay. It should be noted that there are substantial differences between the urban reserve line and the adopted Sphere of Influence.

To ensure cooperative land use planning between the city and county, a "project referral area" will be established around those lands that may have an influence on land use planning within the city's urban reserve area. Water availability from the Morro and Chorro Creek groundwater basins is of great concern to the city. The referral area should include the Morro and Chorro Hydrologic Basin Boundary as defined in the city of Morro Bay Water Management Plan February 1981, prepared by Brown and Caldwell. Non-ministerial development which results in the use of more than 1 acre-foot water per year should be referred to the city for their review and comment. This area will be defined jointly by the city of

Morro Bay and the county after the adoption of Morro Bay's Local Coastal Plan.

As with other incorporated cities, the county Land Use Element is to be brought to public hearing at the next scheduled General Plan Amendment hearing date to consider adoption of changes to reflect the city general plan should the plan conflict with county policies.

D. CAYUCOS URBAN AREA LAND USE

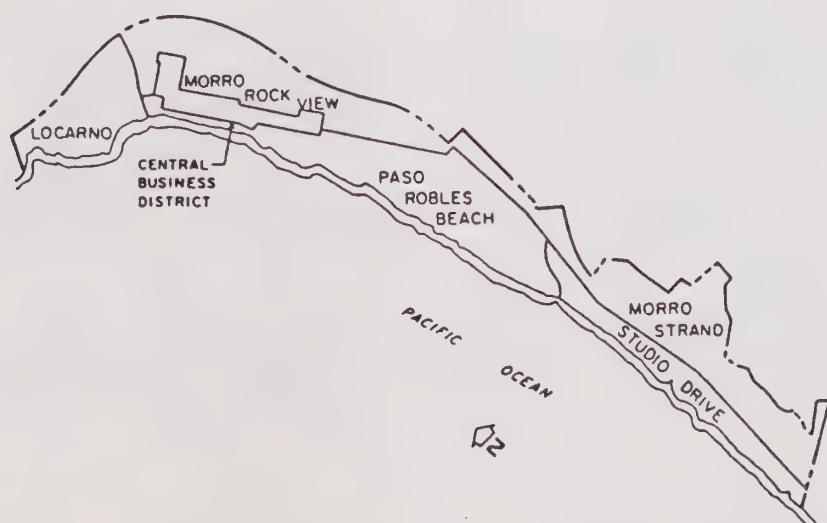
The Cayucos urban area approximately three miles north of the city of Morro Bay, is the northernmost community in the planning area. The community lies on the coastal terrace closely bordered by steep hillsides on the north and east. The land within the urban reserve line (URL) of Cayucos totals some 321 acres. The URL encompasses existing development and allows for infilling of vacant lots. It specifically excludes the undeveloped "paper" subdivisions on adjacent steep hillsides because of high landslide risks and inadequate provision for utility infrastructure. No major blocks of vacant land are available for development within the URL, with the possible exception of the area inland from the Locarno Tract.

Cayucos is divided into separate neighborhoods by Highway 1 and several drainage courses. For reference purposes, these areas are named and shown on Figure 2.

FIGURE 2
CAYUCOS NEIGHBORHOODS

LEGEND

- — — URBAN RESERVE LINE
— — — NEIGHBORHOOD BOUNDARY



Agriculture

The area north of the Locarno Tract represents an unusual situation in which the land use designation of Agriculture is located within an urban reserve line. This area, however, is in an agricultural preserve as a very small part of a large ranch holding covering most of the area north of Highway 1 between Cayucos and Villa Creek. The portion of the property within and adjacent to the urban reserve line is subject to a ten-year land conservation contract. A notice of non-renewal for that portion of the contracted property within the Cayucos urban reserve line would have to be filed ten years in advance for development to occur. The appropriate urban use should be addressed through a general plan amendment to be considered at the time of the request for non-renewal.

Recreation

Cayucos is fortunate in that it offers residents and visitors a variety of recreational opportunities associated with the ocean front location.

Two state beaches are located within the planning area; Morro Strand State Beach on the south and Cayucos State Beach on the north. Both areas offer sandy beaches and have some limited facilities. At Cayucos State Beach the county leases about 13-1/2 acres to operate and maintain the Veterans Memorial Building, parking areas, restrooms, some playground equipment and access to the Cayucos pier. The pier is very popular with both residents and visitors. Consideration should be given to highlighting the pier, perhaps by extending it and installing some seating. The existing sea wall northwest of the pier may need to be extended in the future. Morro Strand State Beach extends south from the mouth of Old Creek to the end of the Studio Drive area. The park includes sandy beach areas and some riparian habitat along Old Creek between Highway 1 and the beach; however, existing improvements at this park site are limited. Both state beaches are accessible from adjoining residential areas by means of short paths and stairways to the beach. These beach walks must remain open and be maintained in safe condition for public use. By resolution, the County Board of Supervisors has accepted the maintenance responsibility for the existing walkways that provide access to the beach.

Local park facilities are presently concentrated at Hardie Park, located adjacent to the elementary school in the northeastern portion of Cayucos. Hardie Park comprises approximately 1.8 acres including the acquisitions south of Birch Street, and it serves as both a community park and a tourist park. Hardie Park has been expanded to include tennis courts and a community swimming pool. A trail should be developed to

link the park with the beach. The 3rd Street park strip provides the only other non-beach recreation area. No expansion or improvements are anticipated in the near future.

A neighborhood park should be considered in the Morro Strand area to meet the needs of southern Cayucos. A park site would include a children's playground, some picnic tables and barbecues, and possibly some multi-purpose courts for such sports as basketball, volleyball, and shuffleboard. Realizing that potential sites are very limited, the community, through the citizens' advisory committee, should develop and initiate an overall recreation program designed to serve the needs of all segments of the community, senior citizens as well as the youth.

Residential Single Family

The residential areas of Cayucos are all well-defined by previous subdivisions. There are no major land areas within the urban reserve line that could be used for large subdivision development. The major source of future growth will be construction on individual lots in existing subdivisions, a process known as in-filling.

Proposed future residential densities are generally consistent with the existing development patterns. The Land Use Element calls for a significant reduction in areas recommended for duplexes, primarily in Paso Robles Beach. Single family houses on small lots are what give Cayucos some of its unique character, and the character of the local neighborhood units should be enhanced and preserved. Of particular importance in Cayucos is the presence of many homes used on weekends only or on a seasonal basis. It is projected that seasonal use will decline and many of these homes will become permanent residences. The need for commercial and public services and utility infrastructure requirements will change as this shift occurs.

Morro Strand

This area lies east of Highway 1 and has developed with a mixture of uses. A number of motels and commercial uses are located on the main frontage along South Ocean Avenue. The remainder of the area is developed as single family residential. The predominant character is two-story homes with ocean view decks developed on lots averaging 4,000 square feet. The tiered nature of the lot pattern affords excellent views.

Studio Drive

This area lies between Highway 1 and the ocean front. It is characterized by a lower profile of primarily one-story homes. Within the last ten years, larger homes have somewhat changed the character. Some of the homes are two-story, thus blocking ocean views for neighboring residents and tourists. A view of the ocean is available from the highway in most places. A number of beach walks provide public access to the beach.

Paso Robles Beach

This area is characterized by a mixture of uses. Ocean front areas along Pacific Avenue have remained low in profile, primarily one-story. Beach walks provide public access to the ocean. Much of Paso Robles Beach is made up of older small homes interspersed with newer homes, a few apartments, duplexes, and vacant lots. Lots are generally 40 to 50 feet in width and 100 feet in depth. Some of the area's population appears to be transient in nature, and some properties need general maintenance and screening of storage areas.

The area southeast of 'E' Street is characterized by a mixture of small older single-family and larger hillside homes, primarily two-story. The terraced effect affords excellent ocean views. This area is largely hidden from Highway 1 and is appropriate for two-story homes.

Locarno

A mobilehome park is located in Locarno. Some developable land is available for expansion of this use.

Residential Multi-Family

Multiple family units are presently scattered throughout the community. Concentrations of this use, however, are located east of the central business district and along three separate segments of Ocean Avenue.

The Residential Multi-Family category is concentrated between 'C' and 'E' Streets on the northeast side of the central business district. The general area is characterized by mixed single family, multiple family, public, and commercial uses. Many older single family homes, which predominate in the area, are being restored to preserve the original Victorian style. A large portion of this area remains vacant and it is one of the few areas of the community where lots and ownerships are large enough for duplex and multiple residential development. Proximity to the central business district (CBD) and lot sizes support multi-family uses; however, care must be taken in design to better integrate the mixed uses.

Three separate segments of Ocean Avenue are designated for multiple family uses to serve as a buffer between this busy arterial street and nearby single family neighborhoods. An area so designated on South Ocean Avenue is based on existing use and proximity to Highway 1. Properties abutting the segment of Ocean Avenue between the CBD and 13th Street particularly need upgrading through better repair and maintenance; this area contains vacant lots suitable for expansion of multiple family uses. Locarno, south of North Ocean Avenue has undergone a decided development trend toward multiple family use even though this use is mixed with single family residences and other uses. An ocean front con-

dominium is located in the bluff area, and other uses include a contractor's office, gift shop, boat launching facility and vacation rental units.

Office and Professional

Most existing offices and professional uses are located on Cayucos Drive between Ocean Avenue and Birch Avenue. This area is designated for expansion of these uses. Conversion of older residences to office and professional uses should be encouraged to retain the residential character.

Office and professional areas are also provided along Ocean Avenue to provide a transition from the retail commercial area.

Commercial Retail

The scale of the existing commercial development in Cayucos is much like the residential development in that it is more personal and oriented to the individual. However, the commercial areas suffer from many problems commonly found in small communities including: (1) inadequate and inconvenient parking as well as poor pedestrian access in the central business district; and (2) an undesirable mixture of tourist, service and retail commercial uses that results in congestion and inconvenience, particularly during vacation periods and high visitor weekends.

The Land Use Element recommends a consolidation of business uses into better-defined areas of the community. At the present time, much of the commercial uses are strung out along Ocean Avenue as well as scattered throughout the community. Three distinct types of commercial areas are recognized: a central business district (CBD), neighborhood commercial areas, and tourist-oriented uses.

Central Business District

The major commercial center is recommended along Ocean Avenue between Cayucos Drive on the north and Park Street on the south. At the present time, the CBD is generally considered to be between Cayucos Drive and 'E' Street.

A major problem in the CBD is the lack of convenient parking and an overall integrating theme. In its present condition, the street improvements do not effectively differentiate the roadway, parking areas, and pedestrian access. Little if any landscaping has occurred.

A common design theme and facade treatment, perhaps similar to recent improvements, should be adopted and a street improvement program undertaken. Pedestrian access routes linking the com-

mmercial area and the beach front parking areas and walkways is important. Pedestrian area can be accented by a special paving treatment using brick or similar materials.

Neighborhood Commercial Areas

Two areas should be developed to provide for local neighborhood commercial needs. One neighborhood commercial area should be created between Park Street and 4th Street along Ocean Avenue. The existing supermarket is the principal tenant around which convenience outlets can be grouped.

A second area for neighborhood commercial uses needs to be developed in Morro Strand. This shopping area should be of adequate size to meet the needs of both Morro Strand and Studio Drive residents. Development should first occur in the triangular piece of land between South Ocean Avenue and Highway 1.

Tourist Commercial Areas

At the present time, tourist-oriented uses are scattered throughout the community. Included are motels and other lodging facilities, restaurants, automotive services, and various arts, crafts, and specialty gift shops adding to the distinctive character of Cayucos. Future growth and viability of tourist business in the community is dependent upon visibility to the traveling public, good access and convenient parking. Some expansion of tourist commercial uses can occur in designated retail commercial areas along Ocean Avenue west of Highway 1.

The area north of the Locarno Tract is a future possibility for resort commercial uses when the land conservation contract is terminated for the urban area portion of the agricultural preserve. Assets of this site are good access from Highway 1, proximity to the beach and downtown shopping facilities, and excellent views of the coast.

Commercial Service

Several existing service commercial uses are located on the northeast side of the central business district. This area, however, has few remaining vacant lots suitable for expansion of this use without conflicting with the generally well-maintained and landscaped residential uses. The lumber yard property at the north end of the CBD is proposed by the owners for multiple family residential use. Cayucos could depend largely on nearby Morro Bay for commercial services, for the city has substantial commercial frontage areas on the east side of Highway 1 suitable for this use. The only alternative for Cayucos would be to designate a short segment of Ocean Avenue west of Highway 1 for the most needed commercial services.

Public Facilities

Facilities considered here are those that have a direct effect on land use and are publicly managed. Programs for these facilities are found in Chapter 3, Public Facilities & Services. The following are the principal public facilities land use proposals for Cayucos.

A new fire station is proposed in a central location along Ocean Avenue near the freeway. This would replace the existing fire station, which is located in the northern area of the community and does not provide adequate service to the southern portion.

A community center is needed to house the permanent branch library and provide a meeting place for such groups as the senior citizens at a location near the downtown business area. Use of the complex for multiple purposes should be incorporated into the design. Large town hall meetings, however, can continue to use the Veterans Hall.

E. PLANNING AREA LAND USE PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

Land use programs for the Estero Planning Area are grouped first under names of communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply.

RURAL AREA PROGRAMS

The following programs apply to portions of the Estero Planning Area outside of urban and village reserve lines, in the land use categories listed.

Areawide

1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.
2. Establish a project referral area around the city of Morro Bay to include the Morro and Chorro Hydrologic Basin Boundaries as defined in the city of Morro Bay Preliminary Water Management

Plan February 1981. All projects which require more than a ministerial entitlement from the county or will result in the use of more than 1 acre-foot of water per year are to be referred to the city of Morro Bay for review.

Agriculture

3. Additional Water Sources. The county should investigate possible sources of additional water to expand irrigated crop-lands as well as on hillsides that are appropriate for orchard or vineyards.
4. Coastal Conservancy Study. The county should support the Coastal Conservancy study of agricultural preservation in Morro Valley.

Industrial

5. Chevron Marine Terminal. The county should encourage expansion or construction of onshore petroleum pipelines in-lieu of any expansion of marine terminal facilities or operations.

Public Facility

6. The county should work with the operator of the Los Osos landfill to identify practices or on-site characteristics which contribute to significant sedimentation increases which impact the surrounding estuary. A management plan for correcting identified problems shall be established.

Recreation

7. Montana de Oro - Expansion. The county should encourage continued State expansion of Montana de Oro State Park to its planned boundaries.
8. State Facility - Screening. The State Department of Parks and Recreation should provide screening or a landscaped buffer around the entrance to the building materials site on South Bay Boulevard opposite Morro Bay north of Turri Road.
9. Turnouts and Vista Points. The county Engineering Department should identify appropriate sites for turn-outs and vista points with interpretive facilities.
10. Wetlands Protection. The county should explore means of encouraging acquisition or open space agreements on marshlands and creeksides to protect freshwater and bayside properties.
11. Morro Bay State Park General Development Plan. The State Department of Parks and Recreation should prepare a general development plan to include the following:

- a. Acquisition of sensitive bayfront wetlands should be given high priority.
 - b. Coastal access improvements.
 - c. On the east side of South Bay Boulevard, the State should consider providing hiking trails, campgrounds and a multi-use area. The campground should be well landscaped with native vegetation.
 - d. Site selection for a new campground east of South Bay Boulevard should be located where hills would minimize the visibility from the public road.
12. Montana de Oro State Park State Parks Improvements. The State Department of Parks and Recreation should consider the following improvements.
- a. A vegetation management program to maintain the habitat value of native species. This could include dune management to stabilize dune vegetation.
 - b. A visitor contact point should be developed on Pecho Road near the entrance to the park.
 - c. A walk-in campground should be developed one mile up Islay Creek.
 - d. The existing equestrian staging area should be increased in size and capacity to accommodate day and overnight users.
 - e. On-street parking at Hazard Cove should be eliminated and a new parking lot developed off the highway to the south.
 - f. At the Spooners Cove and Coon Creek day use areas, the parking area should be paved, picnic area should be enlarged and permanent restrooms provided.
 - g. Interpretive signs should be placed at Coon Creek Canyon and the marine terrace between Spooners Cove and Coon Creek Cove.

Rural Lands

13. Cayucos Hillsides. The county should work with property owners to pursue a program of land aggregation for old, small lot subdivisions in the steep Cayucos hillsides subject to flooding, and existing and potential landslides.

CAYUCOS URBAN AREA PROGRAMS

The following programs apply within the Cayucos urban reserve line to the land use categories listed.

Commercial Retail

1. CBD Study. The county should work with the community to develop a plan and program for the renovation, improvement and enhancement of the central business district (CBD). Elements of the program should include:
 - a. Design features integrating the CBD with adjacent beach areas;
 - b. Adequate parking facilities to serve downtown businesses;
 - c. Clearly identified pedestrian ways connecting parking areas to stores, and set apart from vehicle routes by such means as varied paving patterns and landscaping elements;
 - d. Directional signs and street furniture in keeping with the established design theme.
2. Downtown Improvement District. The county should work with the community to form a special improvement district comprised of local businesses to work toward development of adequate parking facilities to serve the Cayucos downtown.

Recreation

3. Bicycle Paths. The county Engineering Department should install a pedestrian and bicycle path system to connect recreation areas with residential and commercial areas.
4. Parksite Reservation - Morro Strand. The county should work with the community to select a site for the proposed Morro Strand neighborhood park.
5. Recreation Facility Design. The county should design recreation facilities to serve all age groups with particular emphasis placed on facilities and organized activities for senior citizens and school-aged youths.

Residential Single Family

6. Beach Access. The county should maintain public walkways to the beach along Studio Drive and Pacific Avenue.

7. Building Preservation. The county should work with the community to encourage preservation of the older Victorian style homes in the Morro Rock View. Renovation and conversion to office and professional uses is an alternative to residential use of these buildings.

SOUTH BAY URBAN AREA PROGRAMS

The following programs apply within the South Bay urban reserve line in the land use categories listed.

COMMUNITYWIDE

1. Interim Resource Management. The following procedures should be initiated:
 - a. The Planning Department in cooperation with County Service Area #9 and the local purveyors of water, and the county Engineering Department is to provide the Board of Supervisors and Planning Commission with a semi-annual report on water usage and development activity in the South Bay area. This shall include reevaluation of estimated agricultural water use and project urban growth. Development applications are to be categorized by coastal priority and non-priority uses.
 - b. The Board of Supervisors after receiving a recommendation from the Planning Commission is to make findings as to whether development of priority uses will be affected by any proposed development.
 - c. If the Board finds that proposed development will result in water demand approaching 1800 acre-feet per year for the Los Osos Basin or that proposed coastal priority uses will be affected by water restrictions, then all development applications are to be elevated to Development Plan review with preference given to priority uses.

Commercial Retail

1. CBD Plan. The Board of Supervisors should appoint advisory groups from chamber of commerce, commercial property owners and tenants for local guidance in the improvement, design, and development of the Los Osos and Baywood Village areas. The advisory group and the county Planning Department should work toward preparation of village plans to define design objectives and development standards for siting structures, exterior building materials, signing, landscaping, parking, lighting, and street furniture. The CBD plans should include the following features:

- a. Pedestrian access within the villages and connections with adjacent residential and recreation areas.
- b. Undergrounding of utilities along Los Osos Valley Road in Los Osos Village, and along 2nd Street between Santa Ysabel Avenue and El Moro Avenue in Baywood Village.
- c. Establishment of assessment districts to provide for common parking areas, landscaping, and other features as identified in the development of the plans.

Recreation

2. Boat Launching Ramp. The county should work with the community toward acquisition and development of a site for a small boat launching ramp at Cuesta-by-the-Sea.
3. Parksite Reservation - Bayshore. The county should work with the community to identify and reserve a community park site for passive recreation along the south shore of Morro Bay.
4. Parksite Reservation - South Bay. The county should work with the community to develop neighborhood park facilities near Baywood Elementary School, Los Osos Junior High School and Baywood peninsula.

Residential Single Family

5. Circulation System Design - El Moro. The county Planning and Engineering Departments should work with the community to conduct a special study in El Moro to improve circulation and neighborhood character, including the following:
 - a. Develop a street design to utilize the 80 foot rights-of-way more effectively and provide for storm drainage runoff, pedestrian and bikeway access, and street tree planting and maintenance. Standard curb and gutter treatment should be avoided for much of the area.
 - b. Establish pedestrian and bicycle links interconnecting residential areas, schools, and recreation areas.
 - c. Work with property owners and LAFCO to initiate formation of special assessment districts to carry out programs.
 - d. Initiate a program for undergrounding of utilities for the area north of Santa Ysabel and west of 2nd Street. Evaluate other visual areas for future undergrounding.

Residential Suburban

6. Circulation System Design. The county should encourage extension of stub streets where necessary for access to developing parcels and for eventual linkage to form loop patterns.
7. Habitat Protection - Sunset Area. The State Department of Fish and Game should continue to study the need and feasibility for public acquisition of significant habitat areas in the Sunset Area (Figure 1).

CHAPTER 7: COMBINING DESIGNATIONS

A. COMBINING DESIGNATIONS

Combining designations are special overlay categories applied in areas of the county with hazardous conditions or special resources, where more detailed project review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Chapter 8, (Planning Area Standards) and are applicable to development proposals in addition to the standards of Chapter 22.07 of the Land Use Ordinance.

Hillside Areas (GSA) - Many of the hillsides in the planning area are subject to high landslide risk, as identified in the Seismic Safety Element of the general plan. Of particular note are the hillsides above Morro Bay and Cayucos.

Los Osos, Chorro, Morro, Toro, Willow, Old, Cayucos and Villa Creeks and Tributaries (FH) - These flood-prone natural drainage courses should be maintained in their natural state to protect native vegetation and wildlife habitats. Flood hazard areas in Cayucos should be used for recreation where feasible. A trail should be developed along Cayucos Creek connecting Hardie Park and the beach; Old Creek west of Highway 1 should be a part of Morro Strand State Beach. Little Cayucos and Willow Creeks should remain natural undisturbed drainage courses because both have dense vegetation and fairly steep side slopes that would require a considerable amount of alteration to make them accessible for trails or other recreational uses.

Canet Adobe (H) - This adobe was built in 1840 and is situated on Rancho San Bernardo. One existing wing is typical of early California architecture. Also located here is an early cemetery of historical interest.

Los Osos Schoolhouse (H) - This schoolhouse was built in 1872 and used until 1954. It is of similar design to other schools of the period. It was moved to the site of the South Bay Community Park and now serves as a meeting hall for private social gatherings or small civic groups.

Captain James Cass House (H) - This two-story wood structure was the house of the founder of Cayucos in 1876 and is an example of architecture in the transitional period between the Pioneer and American Colonial Revival styles.

Ocean Shoreline (SRA) - Undeveloped ocean shoreline areas are identified as Scenic Sensitive Land in the Open Space Plan. Included are the coastal terraces and shoreline at Montana de Oro

State Park and between Cayucos and Point Estero and the Morro Bay Sand Spit. Concerns of privately-owned shoreline areas include maintaining open views of the shoreline and ocean from Highway 1 and the long term option for additional public recreation areas, and, if privately developed in the future, maintaining maximum public access to the immediate shoreline.

Morro Bay (SRA) - Morro Bay is the most important wetland on the California central coast. It is a shallow lagoon which drains Chorro and Los Osos Creeks, and supports several biotic communities including coastal salt marsh, tidal mudflats, and coastal scrub. The salt marsh is extensive, covering 472 acres. The dominant plant species is pickleweed. A total of 66 species breed in the bay and several of these are commercially important. The tidal mudflats, cover 1,452 acres. Morro Bay is one of the most significant migratory stops on the Pacific Flyway. Up to 25,000 waterfowl have been counted on one peak day and 89 species of water-associated birds have been observed here. The rare black rail is believed to be breeding there and the California clapper rail has been seen here, though not in recent years. Four marine mammals use the bay occasionally, including the protected southern sea otter (DFG 1974).

Morro Bay Sand Spit (SRA) - This ridge of sand dunes (a continuation of the Hazard Canyon Dunes) separates most of Morro Bay from Estero Bay and plays an important role in Morro Bay's physical and biological environment. In Plants of Special Interest in State Park and Other Areas of Morro Bay (1975), Meyer identified over 100 different plant species found on the sand spit. These include the Hybrid San Verbena and the endemic Shagbark Manzanita.

Morro Bay Shoreline (SRA) - The Morro Bay tidelands and adjoining shoreline areas are important areas for preserving the complex ecology of the bay as well as unique scenic amenities. Marshlands are particularly important as a source of food and refuge for marine life and also provide feeding and nesting areas for a variety of waterfowl and shorebirds. Proposed acquisition by Morro Bay State Park would include much of these tideland areas. Much of the shoreline is in private ownership, with developed urban areas bordering the estuary in Morro Bay and South Bay. Critical areas include the following:

Sweet Springs and Cuesta-by-the-Sea Marsh (SRA) - Cuesta-by-the-Sea is a saltwater marsh adjacent to the community of Cuesta-by-the-Sea while Sweet Springs marsh is an unusual combination of a tidal salt marsh and a freshwater spring. Both are adjacent to (and flow into) Morro Bay. These areas are used as a feeding and resting area by many species of shorebirds and waterfowl. Over 155 species of birds have been sighted here. The rare California Black Rail may occur in the area (CNACC 1976).

Los Osos Estuary (SRA) - This is a small estuary off Morro Bay. Biotic communities represented here are a freshwater marsh, a salt water marsh, coastal scrub, and an estuarine community. More than 25 species of mammals have been recorded in the area, including the endangered Morro Bay Kangaroo Rat. Over 150 species of birds have been sighted in the area, including the endangered California clapper rail (Rallus longirostris obsoletus) (CNACC 1976). Over a dozen fish species are common to the area (Garman 1979).

Baywood Peninsula - This area is a narrow fringe of dune sands with planted Monterey pines rising above the bay and providing an exceptional close hand view of the bay.

Fairbanks Property - Since 1948, an important nesting and resting site for herons has been located on this site bordering Morro Bay. In 1972, 74 active nests of the Great Heron were counted. In 1972, a survey of the property counted 100 nests of the Black-crowned Night Heron.

Morro Rock Ecological Preserve (SRA) - The Peregrine Falcon nests on Morro Rock which is an Ecological Reserve. This endangered bird has declined steadily since the early 1900's. Morro Rock is one of the few known nesting sites on the coast north of the Channel Islands.

Morro Bay Kangaroo Rat Habitat (SRA) - The Morro Bay Kangaroo Rat is an endangered species and has a very localized range of 1.7 square miles on the south shore of Morro Bay. The remaining population is estimated at 3,000 animals, and habitat is generally restricted to the coastal scrub community. This restricted range makes the Kangaroo Rat highly susceptible to the impact of man.

Hazard Canyon (SRA) - A rare species of manzanita, occurs only in the area between Baywood Park and Hazard Canyon. Many other endemic plant species are found in the dunes near the mouth of the canyon. This area is an excellent example of the successive stages of dune stabilization. Much of this area has been acquired by the State Parks Department and incorporated in the holdings of Montano de Oro State Park. Other portions remain in private holdings.

Montana de Oro Grassland (SRA) - The marine terrace between Islay and Coon Creek is a mosaic of the Stipa grassland community with the northern coastal scrub and coastal sage scrub. Purple Needlegrass is the dominant grass. The terrace also supports numerous wildflowers.

Coon Creek (SRA) - This area includes several natural plant communities. The most interesting is the Bishop pine forest located on steep slopes just outside Montana de Oro State Park. This is one of the largest conifer forests in the county and possibly the type locality for the Bishop pine. Coast live oak is intermixed

with the conifer forest. The riparian community includes cottonwood, willows and myrtle (CNACC 1976). Ceanothus griseus is found in the county only in the Coon Creek area (CNPS).

Los Osos Oak Forest (SRA) - The Los Osos forest is a 60 acre state park reserve containing outstanding examples of California pygmy oaks. (In actuality, these are stunted live oaks, growing in a stabilized dune area.) Other oaks are present, making this area an outstanding example of an oak woodland. A smaller portion includes strips of forest open space lots preserved by the developer of Tract 527 through cluster design. (This smaller area is a high fire hazard area that is not open to public access.)

Los Osos Bishop Pines (SRA) - Four small stands of native Bishop pines occur in this area on the sandy soil and stabilized dunes. The largest of these groves appears to be a relict which is a remnant of an otherwise extinct flora. Additionally, several endemics are found here also. The beach almond reaches its northern limit in this area.

Los Osos Creek (SRA) - The lower eight miles of the creek is an anadromous fish stream (primarily steelhead), and adjacent riparian areas are rich in wildlife. Environmental concerns include contamination and excessive siltation of both the creek and the bay by development or other adverse uses occurring too close to creek and its tributaries.

Eto and Warden Lakes (SRA) - These are two of the few remaining isolated freshwater marshes in the county. Both lie within the Los Osos Creek drainage. The freshwater marshes, along with the associated riparian habitat, are important sites for migratory birds. A portion of Warden Lake is presently under agricultural preserve.

Whale Rock Reservoir Watershed (SRA) - This area encompasses the immediate watershed of Whale Rock Reservoir owned by the State. Rangeland uses surrounding the state-owned land should provide sufficient protection of the watershed.

Peaks Area (SRA) - These unique volcanic peaks separate the Chorro and Los Osos Valley. The peaks and connecting ridges are natural landmarks designated scenic restrictive lands in the Open Space Plan.

Camp San Luis Obispo Relict Grasslands (SRA) - Along the northern boundary of this former military reservation are several relict stands of grasslands, typical of the original central valley prairie. The dominant grass is Purple Needlegrass.

Coastal Zone (LCP) - The coastal zone encompasses the three urban areas and a large portion of the surrounding rural areas. The LCP combining designation will identify specific programs to ensure

that access to the shoreline is provided in accordance with the policy of the Local Coastal Plan.

Bluff Erosion (GSA) - Those portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be located to withstand 75 years of bluff erosion without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement.

Standard Oil Company Tank Farm (EX) - This facility, located in the hills northeast of Morro Bay, is surrounded by open lands designated agriculture. No site expansion is proposed.

B. COMBINING DESIGNATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any programs should be based on consideration of community needs and substantial community support for the program and its related cost.

Combining designation programs for the Estero Planning Area are grouped under names of communities or rural areas, and then under combining designations or other location headings to identify specific areas where they each apply.

Local Coastal Plan

1. Shoreline Access Acquisition. The State Department of Parks and Recreation should acquire or accept offer-to-dedicate the sandy beach between Morro Strand and Atascadero State Beaches.
2. Shoreline Access Improvements. The county should support the State Coastal Conservancy and the city of Morro Bay in efforts to upgrade the Chevron pier at Toro Creek for public access. Proposed improvements should include: parking area, restrooms, trash receptacles, fence removal, access trail, and rehabilitation of the pier.
3. Vista Points. The State Department of Parks and Recreation should improve a vista point at the entrance to Montana de Oro State Park with permeable surface, sign and trash receptacle.
4. Parking. The State Department of Parks and Recreation should provide a parking area near the entrance to Hazard Canyon (a major public access area).

5. Shoreline Acquisition - Villa Creek. The State Coastal Conservancy or Department of Fish and Game should acquire or accept offers to dedicate the Villa Creek lagoon and sandy beach and provide a parking area, trash receptacles and signs.
6. Access Facilities - Villa Creek. The California Department of Fish and Game should establish a monitoring program to determine the appropriate level of access consistent with wetlands protection.

Cayucos.

7. State Parks Improvements. The State Department of Parks and Recreation should improve the state park at Old Creek and Willow Creek consistent with protection of creek and wetland habitats. Improvements should include adequate parking, restrooms and trails.
8. Cayucos Creek Trail. The county should apply for a Coastal Conservancy access grant to develop a pedestrian trail linking Hardie Park with the beach.
9. Shoreline Access Parking. The county should acquire and improve off-street parking on the east side of Studio Drive near Nagel, Crawford, Cody or Haines streets.
10. Acceptance of Dedications. The county should adopt a resolution to confirm and ratify dedication to the public of the Pacific Avenue accessways.
11. Coastal Conservancy Access Grant. The county will complete the coastal conservancy access grant improvements on north and south Third Street, which will include pedestrian trails, signs, trash receptacles, and a viewing platform.

South Bay

12. Prescriptive Rights Study. The county should request the Attorney General to complete a study of public prescriptive rights in the Cuesta Inlet area.
13. State Tidelands. The county should request that the State Lands Commission undertake a survey of the extent of the State tidelands in the Cuesta Inlet area.
14. State Parks Acquisition. The State Department of Parks and Recreation should acquire or accept offers-to-dedicate the Otto Estate holding north of Santa Lucia; state parks should provide trails and interpretive signs consistent with protection of the pygmy oaks.

15. Street End Improvement - El Morro. The county should accept the implied offers to dedicate on 3rd 10th Streets between Santa Ysabel and the bayfront. These street ends should be improved as cul-de-sacs for vista-points.
16. Street End Improvement - Tract 40. The county should accept the implied offers to dedicate public access (within the right-of-way of the paper street) at First Street, Bay Street, and the ten foot easement between Block 3 & 4, Lot 11 and 1.
17. Street End Improvements - Cuesta-by-the-Sea. The county should accept the implied offers to dedicate (within the right-of-way of the paper street) at Broderson, Pine, Fearn, Doris, Nancy, Pecho, Sunny Hill Avenue and the causeway at the end of Mitchell Drive.
18. Access Improvements - Santa Ysabel. The county will complete the coastal conservancy access grant for public access improvements for Lot APN No. 38-692-12 and the extension of Santa Ysabel. The project will provide the following improvements approved in the grant: parking area, signs, trail, trash receptacles and railing for wetland protection.
19. Public Acquisition - Sweet Springs. The California Department of Fish and Game and the California Coastal Conservancy should purchase or accept an offer-to-dedicate the Sweet Springs marsh and upland area. The public access program should include both upland trails and observation/vista points with the wetlands area.

The State Department of Fish and Game should establish a monitoring program to determine a level of access consistent with protection of the habitat.

Sensitive Resource Area

20. Sensitive Resource Preservation. The county should encourage the use of open space agreements or other appropriate instruments to protect portions of properties with sensitive resources such as native oak groves.

Morro Bay (SRA)

21. Public Acquisition. The State Department of Parks and Recreation and Department of Fish and Game should continue to give high priority to their program of acquisition of bayfront areas.
22. Estuarine Sanctuary Program. The appropriate state agency shall initiate steps for consideration of Morro Bay for inclusion in the Estuarine Sanctuary Program.

23. Alternative Open Space Easement. The county should utilize open space easements as an alternative to preserve sensitive resource areas along the bayfront.
24. Watershed Management Program. To support the continued viability of all estuarine activities in Morro Bay, the county and other affected agencies should undertake a watershed management program.

Los Osos Oak Forest (SRA)

25. Public Acquisition. The State Department of Parks and Recreation should continue to acquire adjoining areas also containing outstanding examples of pygmy oaks.
26. Road Expansion. Expansion of Los Osos Valley Road should be designed to minimize impacts to the preserve.

Camp San Luis Obispo Relict Grasslands (SRA)

27. Grassland Protection. California Polytechnic State University should make every effort to ensure grazing does not adversely impact this grassland. There shall be no introduced and competitive grass species planted in or adjacent to the identified grassland.

Montana de Oro Grassland (SRA)

28. Habitat Restoration. State parks shall undertake a habitat restoration program. No structures shall be built within this area.

Morro Bay Sand Spit (SRA)

29. Revegetation. The State Department of Parks and Recreation should complete the program for revegetation of the sand spit to control sedimentation of bay habitat.
30. Monitoring Program. The State Department of Fish and Game should establish a monitoring program to study the impacts of deposition of soils on the sand spit.

Eto and Warden Lakes (SRA)

31. Public Acquisition. Appropriate public agency should consider acquisition of these coastal wetlands or acquire open space easements.

Los Osos Estuary (SRA)

32. Access Limitation. The State Department of Parks and Recreation should ensure that access in this area does not adversely impact this resource.

Sweet Springs and Cuesta-by-the-Sea Marsh (SRA)

33. Public Acquisition. Highest priority should be given to acquisition of the marsh and adjacent wetland by the appropriate state agency or private organization. (The State Department of Fish and Game is currently proposing acquisition).
34. Access Monitoring Program. The Department of Fish and Game should monitor access to identify potential degradation of this resource (see Access Programs).
35. Runoff Monitoring Program. The Department of Fish and Game should monitor urban runoff from adjoining development to determine extent of water quality degradation.

Morro Bay Kangaroo Rat Habitat (SRA)

36. Habitat Enhancement. The State Department of Fish and Game should initiate a program of habitat enhancement in cooperation with property owners.
37. Habitat Identification. The State Department of Fish and Game should continue to identify further areas of concern for the Morro Bay Kangaroo Rat which would be incorporated in the land use plan.

Morro Bay (SRA)

38. Off-Road Vehicle Use. The county should adopt an ordinance to prohibit off-road vehicular use of the bayfront.
39. Overnight Camping. The county should adopt an ordinance prohibiting overnight camping anywhere along the shores of Morro Bay from the city limits of Morro Bay south and west to the state park lands.
40. Elementary School, Martin Tract Area
 1. Coordinated Park and School Facilities. The county should develop a coordinated program of shared park and school facilities on this newly acquired site. Besides savings in costs to both agencies, it will allow early use of the site to meet the recreation need of area children.

CHAPTER 8: PLANNING AREA STANDARDS

This chapter contains special "standards" for the Estero Planning Area. Standards are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. Planning area standards can range from special setbacks in one neighborhood, to limits on the kinds of land use normally allowed by the LUE (Table 0, Part I) because of certain community conditions.

These standards apply to the planning and development of new land uses, and must be satisfied for a new land use permit to be approved, and for a newly-constructed project to be used. All standards listed in this area plan may not affect the entire planning area. Most apply to specific communities or rural locations.

Estero area standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by community, then by land use category, and finally under headings naming a specific area where the standard must be satisfied.

These requirements apply to proposed projects in addition to provisions of the Land Use Ordinance. Where these standards conflict with the LUO, these standards control. In any case where this area plan designates a property in the Open Space or Recreation land use categories, in the Sensitive Resource or Historic Area combining designations, or where the LUE identifies a need for open space preservation through easement, contract or other instrument, such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy.

A. ESTERO RURAL AREA STANDARDS

The following standards apply to lands in the Estero Planning Area outside of urban and village reserve lines, in the land use categories or specific areas listed.

AREAWIDE: The following standards apply to projects proposed in all Estero rural land use categories.

Circulation

1. Areawide Systems - Development Plan Projects. Development Plan proposals are to be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.

2. Driveways - New Land Divisions. New land divisions are to include, where possible, design provisions for combining driveways serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
3. Road Design and Construction - New Land Divisions. Road alignments proposed in new land divisions are to be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes are to be replanted with indigenous plants or protected by other appropriate erosion control measures.
4. Undergrounding - Development Plan Projects. All projects requiring Development Plan approval are to provide for utilities being placed underground unless the Planning Commission determines either that: the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.

Site Planning Within the Coastal Zone

5. Land Divisions - Permit Requirements. Land division applications in areas visible from the public road must identify all building site envelopes. Where feasible, these building sites shall be in locations least visible from the public road. New parcels whose only building site is on the ridge top shall be prohibited.
6. Grading. Grading, earth moving, and other landform and vegetative alterations (as regulated by the Land Use Ordinance) shall be minimized. Allowable grading shall generally utilize contour grading techniques to eliminate sharp cuts and fills. A revegetation plan using native plant species shall be required. Revegetation shall begin immediately upon completion of grading activities.

COMBINING DESIGNATIONS: The following standards apply to lands in the Geologic Study Area (GSA) and Sensitive Resource Area (SRA) combining designations located outside of urban and village reserve lines, as listed below.

Geologic Study Areas (GSA)

1. Morro Bay & Cayucos Hillsides. A geologic report is required for hillside development proposals adjacent to Morro Bay and the Cayucos Urban Reserve Line.

Sensitive Resource Area (SRA)

2. Application Content - Peaks Area. Site Plan applications for projects in the Peaks Area are to include a description of siting alternatives considered by the applicant in choosing proposed building locations, and design measures proposed to minimize visibility of the project from collector and arterial roads.
3. Location Criteria. Locate all new development (excluding utility corridors where it is demonstrated that the alternative will be visually less obtrusive and environmentally less damaging) so that preferably no new structures extend above the highest horizon line of knolls, hilltops, and ridgelines such that the structure is silhouetted against the sky when viewed from nearby collector or arterial roads. When such siting is infeasible or environmentally more damaging, the structures shall require Development Plan review and shall be designed and be of such materials and colors to be harmonious and unobtrusive as feasible.
4. Location Criteria - Sloping Sites. New building sites and driveways are limited to locations where site slopes are less than 30%.
5. Open Space Preservation - Peak Area. Approval of an application for Site Plan or Development Plan (excluding single family dwellings and agricultural accessory buildings) is contingent upon the applicant executing an agreement with the county to maintain appropriate portions of the site not intended for development in open space use. Guarantee of open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless desired by the property owner.
6. Site Planning - Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.

AGRICULTURE: The following standards apply to lands in the Agriculture land use category located outside the urban and village reserve lines.

1. Site Selection. New development is to concentrate residential and agricultural structures in the non-prime areas where terrain, access and agricultural operations would permit.

2. Limitation on Use. Principal permitted uses on prime and non-prime agricultural lands shall be agricultural use for cultivation of crops, grazing, livestock and non-residential development accessory to and supportive of agricultural operations; a single-family residence, home occupation, temporary dwelling and immediate family quarter (mobilehome); and soil-dependent greenhouses and nurseries. The following are allowable uses in non-prime and prime agricultural lands: residential accessory uses; farm labor quarters. These uses may only be permitted on prime agricultural lands where it can be demonstrated that no feasible alternative building site exists except on the prime agricultural land.

In addition, the following may be allowable in accordance with the standards of the LUO in non-prime agricultural areas: rural sports and group activities; petroleum extraction, roadside stands, non-soil dependent greenhouses and mining.

For the Morro Valley Area. The following standard shall apply to holdings in the Morro Valley.

3. Water Management Plan Implementation Project. The agricultural designation shall not preclude siting of water management implementation programs and facilities in the agricultural areas.

INDUSTRIAL: The following standards shall apply to lands in the Industrial land use category.

1. Use Restriction. Allowable uses are limited to petroleum product storage, pipelines and associated facilities.
2. Permit Requirements. Proposed industrial facilities or modification expansion of existing facilities (other than for maintenance of existing facilities) will require Development Plan approval and are subject to the following:
 - a. Phasing plan for the staging of development indicating the anticipated timetable, and site plans for project initiation, expansion possibilities, completion, consolidation possibilities and decommissioning.
 - b. Oil spill contingency plan (using the most effective feasible technology) indicating the location and type of cleanup equipment, designation of responsibilities for monitoring, cleanup, waste disposal and reporting of incidents and provisions for periodic drills by the operator to test the effectiveness of the cleanup and containment equipment and personnel.

- c. A fire protection system approved by the governing fire authority.
 - d. All facilities not requiring an ocean site to be able to function shall be setback from the ocean including wastewater and ballast water processing facilities, major petroleum storage facilities, offices and warehouses (excluding facilities housing oil spill containment and recovery equipment). Those uses which can be located away from the ocean to an alternative location shall be considered as inappropriate unless it is demonstrated that alternative locations are infeasible or more environmentally damaging.
 - e. Effective screening of proposed and existing industrial facilities on the site from public view. Effective screening would include the removal of unused or unsightly equipment from public view, the siting of proposed facilities in an inconspicuous manner through careful site design and the provision of contoured banks and grading, extensive landscaping and decorative walls and fences.
 - f. Any part of the facilities that cannot effectively be screened shall be painted with non-reflective paint of colors that blend with surrounding natural landscape.
3. Minor Modification Requirements. All uses shall be confined to the existing site; however, alterations or modifications for improved operational management may be permitted if they meet the following criteria:
- a. Location of uses would be less visible from Highway 1 due to the site selected or landscaping and screening proposed.
 - b. Site alterations or disturbance of existing vegetation is minimized.
 - c. Proposed location would be less hazardous than existing sites and incorporate best technology for oil spill containment or other potential impacts.
4. Air Pollution Standards. Any expansion or modification of facilities or the construction of new facilities shall meet San Luis Obispo County Air Pollution (APCD) standards.

PUBLIC FACILITY: The following standards apply to lands in the Public Facility land use category located outside of urban and village reserve lines.

1. Los Osos Landfill. Expansion or alteration of the landfill site (other than for on-going maintenance) shall require Development Plan review and shall incorporate provisions for correcting the existing and potential sedimentation problems which contribute to off-site impacts. On-going operations shall also be conducted in a manner which minimizes the sedimentation problem.

RECREATION: The following standards apply to lands in the Recreation land use category located outside of urban and village reserve lines.

1. Limitation on Use - Highway 41. Allowable uses are limited to the existing membership organizations, and continuing phased-development of the existing mobilehome park with development of recreation vehicle spaces, which would require Development Plan Review.
2. Limitation of Use - State Parks. Uses shall be limited to recreation or agricultural activities and new development shall require Development Plan review. (This is a visitor-serving priority area.)
3. Limitations on Use-Seaward of Highway 1 Between the City of Morro Bay and the Cayucos Urban Reserve Line. Uses shall be limited to passive recreation activities, non-intensive recreational uses such as riding and hiking trails; caretaker's residence provided no land divisions are required; and transmission and receiving facilities.
4. Permit Requirements. Site Plan approval is required for all uses.
5. Development Standards. New development proposals are subject to the following standards:
 - a. Geologic bluff setback. Development shall be setback from the top edge of the bluff sufficient to withstand bluff erosion and wave action for a period of 75 years without construction of a shoreline protective device, or at least 25 feet, whichever is the greater distance.
 - b. Height limit. Development shall not exceed 14 feet in height above average finished grade.

- c. Location. Development shall be located adjacent to the existing developed area to the north, with driveway access from Studio Drive.

RESIDENTIAL SUBURBAN: The following standards apply to land in the Residential Suburban land use category located outside the urban and village reserve lines.

1. Minimum Parcel Size - Lots Adjoining Agricultural Area North of Tapidiero Road. Minimum parcel size for lots adjoining the agricultural land use designation to the north shall be 5 acres.

B. CAYUCOS URBAN AREA STANDARDS

The following standards apply within the Cayucos urban reserve line to the particular land use categories or specific areas listed.

COMMUNITYWIDE: The following standards apply to all lands within the Cayucos Urban Area.

1. Building Permits - District Authorization Required. All applications for building permit approval within the community of Cayucos are to be accompanied by a letter or other verification from the Cayucos Sanitary District indicating that the proposed project has received sewer connection approval.
2. Setbacks - Communitywide. Unless specified in other Cayucos Urban Area standards, the following special setbacks apply to the respective neighborhoods shown on Figure 3. Where no setback is listed, it shall be determined by applicable sections of the Land Use Ordinance.
 - a. Bluff Setbacks. 25-foot minimum unless a geologic report prepared by a registered civil engineer or other qualified professional indicates that a larger setback is necessary to withstand 75 years of bluff erosion.
 - b. Morro Rock View and Morro Strand Subdivisions:

Front:	10 feet
Side:	3 feet
Rear:	5 feet
Corner-side:	5 feet

Except that no front yard setbacks are required on lots in Block 18 fronting on Park Avenue.

- c. Paso Robles Beach. The following special building setbacks apply to Paso Robles Beach Subdivisions Nos. 1, 2 and 3:

- (1) Front Setback. The minimum front setback on all lots is 15 feet, except as follows:

0 feet: All lots along the west side of Pacific Avenue.

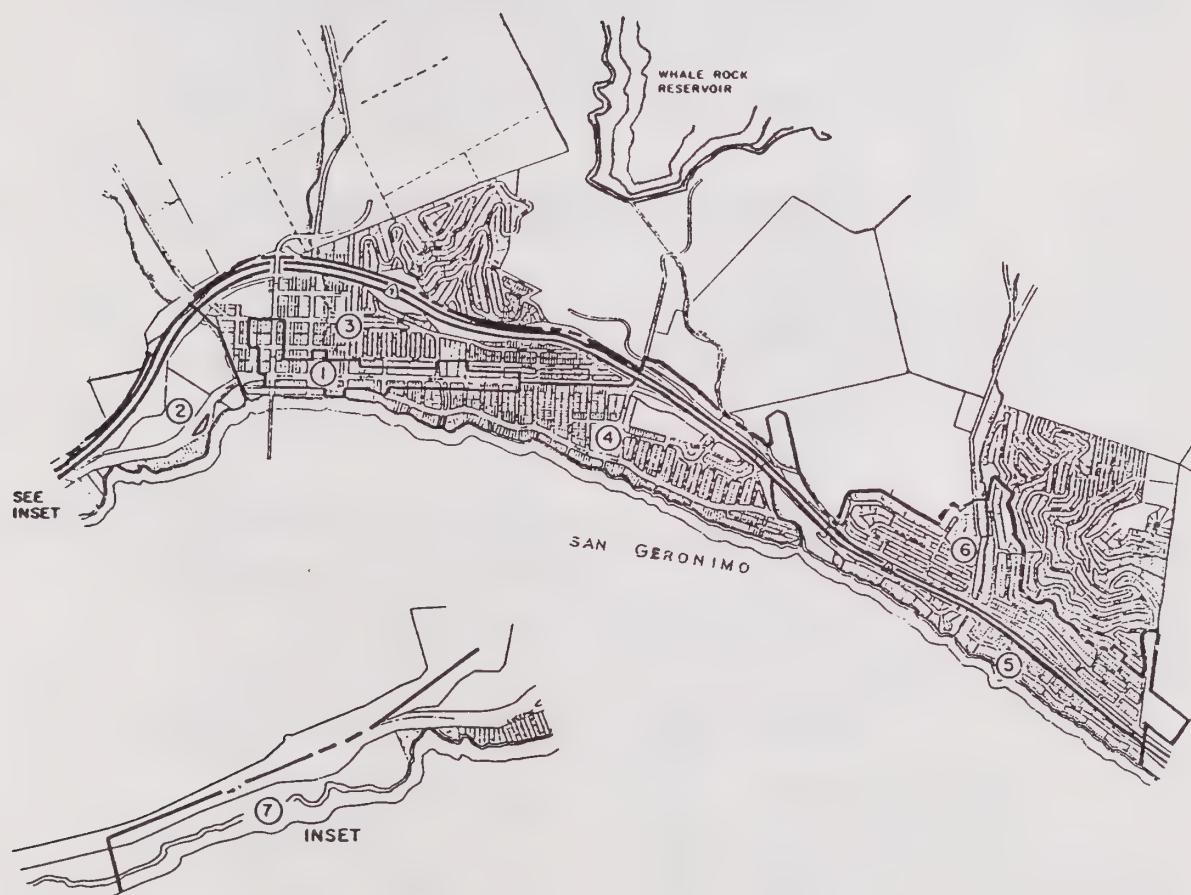
5 feet: Sub. 1, Blk. 5, Lot 2.
Sub. 3, Blk. 16, Lots 1-3 (double frontage setback from both 23rd and 24th Streets).

FIGURE 3

CAYUCOS LOCATION MAP

LEGEND

- ① CENTRAL BUSINESS DISTRICT
- ② LOCARNO AREA
- ③ MORRO ROCK VIEW AREA
- ④ PASO ROBLES BEACH AREA
- ⑤ STUDIO DRIVE AREA
- ⑥ MORRO STRAND AREA
- ⑦ NORTH EXPANSION AREA



10 feet: All lots along the east side of Pacific Avenue.

Sub. 1, Blk. 20, Lot 1.

Sub. 3, Blk. 10, all lots.

Sub. 3, Blk. 14, all lots.

Sub. 3, Blk. 15, Lots 1-7.

Sub. 3, Blk. 15, Lots 12-19.

Sub. 3, Blk. 16, Lots 1-4.

- (2) Side Setback. The minimum side setback on all lots is 3 feet, except as follows:

5 feet: Sub. 1, Blk. 5, Lot 1, north side.

Sub. 1, Blk. 5, Lot 2, east side (west side must meet rear setback for ocean bluff top).

10 feet: Sub. 2, Blk. 6, Lot 19, east side.

Sub. 2, Blk. 9, Lot 1, east side.

- (3) Corner Side Setback. The minimum side setback on the street side of a corner lot is 5 feet, except as follows:

0 feet: All corner sides along the west side of Pacific Avenue.

10 feet: All corner sides along the east side of Pacific Avenue.

- (4) Rear Setback. The minimum rear setback on all lots is 10 feet, except as follows:

3 feet: Sub. 1, Blk. 5, Lot 2.

Sub. 3, Blk. 16, Lot 1.

5 feet: Sub. 3, Blk. 12, Lots 11 and 12.

Sub. 3, Blk. 13, Lots 11 and 12.

Sub. 3, Blk. 15, Lots 8-11.

Sub. 3, Blk. 16, Lots 1-4.

15 feet: Sub. 1, Blk. 5, Lot 1.

d. Studio Drive Area.

- (1) West of Studio Drive

Front: 0 feet

Side: 3 feet

(2) East of Studio Drive

Front: 10 feet
Side: 3 feet
Rear: 5 feet

COMBINING DESIGNATIONS: The following standards apply to lands in the Geologic Study Area (GSA) combining designation located within the Cayucos Urban Reserve Line, as listed below.

Geologic Study Areas (GSA)

1. Morro Bay & Cayucos Hillsides. A geologic report is required for hillside development proposals adjacent to Morro Bay and the Cayucos Urban Reserve Line.

Local Coastal Plan (LCP)

1. Vehicular Use of Accessways. New development is not to use beach accessways for vehicular access.
2. Lateral Access Requirement. New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide or where applicable to the inland boundary of the state park holding.

Sensitive Resource Area (SRA)

1. Setbacks - Coastal Streams. Development shall be setback from the following coastal streams the minimum distance established below. Such setbacks shall be measured from the outer limits of riparian vegetation or the top of the stream bank where no riparian vegetation exists. This may be adjusted through the procedure provided in the Land Use Ordinance.

Cayucos Creek: 25 feet from either bank
Little Cayucos Creek: 20 feet from either bank
Old Creek: 50 feet from either bank
Willow Creek: 20 feet from either bank north of Ocean Avenue

COMMERCIAL RETAIL: The following standard applies only to lands within the Commercial Retail land use category.

1. Architectural Character. New development plans shall include detailed facade plan which reflects western or victorian style architecture. Elements of this plan could include the use of

50% wood or wood-appearing materials; detailed window trims and moldings, second-story railings and balconies; wooden porches, railings, entryways, walkways, etc.

2. Height Limitation. Heights shall be limited to 30 feet as measured from average finished grade.

North of the Veteran's Building. The following standard shall apply to the parcel located north of Cayucos Creek.

3. Limitation of Use. Principal permitted uses are limited to: eating and drinking places (not including drive-in restaurants, fast-food and refreshment stands); general merchandise stores (limited to tourist-oriented uses such as gift shops and art galleries); hotels and motels. Non-principal permitted uses include public assembly and entertainment (when accessory to a hotel and motel); bed and breakfast facilities; and those cultural, education, and recreation uses (excluding libraries, membership organizations, schools, and social service organizations). (This is a visitor-serving priority area.)
4. Site Design Criteria - Public Access. Site design (for the commercial retail property located north of the Veteran's Building along Cayucos Creek) shall incorporate public access to and along the bluff top for a scenic vista. In addition, lateral beach access from the toe of the bluff to the mean high tide line, consistent with public safety and sensitive habitat concerns, shall be provided.
5. Setbacks - Central Business District. The rear building setback of the northern corner lot at Ocean Avenue and 4th Street (APN 64-131-22) is 10 feet.

OFFICE AND PROFESSIONAL: The following standards apply only to lands within the Office and Professional category.

The following standards apply only to Lots 10 through 12 and 25 through 29, Block 11, Morro Rock View Subdivision No. 4:

1. Limitation on Use. Uses identified as "A" or "S" by Table 0, Part I of the Land Use Element are limited to a motel and caretaker's residence.
2. Site Plan Approval Requirements. Site Plan approval requirements for redevelopment shall include the following:
 - a. Density. The maximum number of motel units, including management or caretaker's quarters, shall be 13.
 - b. Access. All access to the property is to be closed from Saint Mary Avenue.

- c. Setbacks. The building setback from Saint Mary Avenue is to be 10 feet and the side setbacks from adjacent Residential Single Family lots is to be 3 feet.
- d. Appearance. The rear of the motel facing Saint Mary Avenue is to be in visual harmony with residential uses along the street through appropriate architectural and/or landscaping treatment.

RECREATION: The following standards apply only to lands within the Recreation land use category.

- 1. Cayucos State Beach General Development Plan. As a condition of approval for any permit application for development within Cayucos State Beach, the State Department of Parks and Recreation shall prepare and submit a general development plan to include the following:
 - a. Provision of additional parking spaces.
 - b. Consideration should be given to extending the Cayucos pier to increase sports fishing and boating opportunities where a finding can be made that the project is consistent with resource protection. (This is a visitor-serving priority area.)
- 2. Morro Strand State Beach Improvements. The State Department of Parks and Recreation shall complete the following improvements.
 - a. Improvement of a paved parking area south of Old Creek.
 - b. Picnic tables and restrooms.
 - c. Interpretive signs describing the Old Creek lagoon and riparian habitat.
 - d. All improvements at this location shall be consistent with the protection of the sensitive wetland habitat.

San Geronimo Area. The following standard shall apply to the recreation area north of San Geronimo Creek.

- 3. Limitation of Use. Principal permitted uses shall be limited to hotels and motels and eating and drinking places (not including drive-in restaurants, fast-food and refreshment stands). Non-principal permitted uses shall be limited to caretaker's unit. (This is a visitor-serving priority area.)

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

1. Density. Maximum residential density for new projects shall be as follows:
 - a. For site greater than one acre, the density shall not exceed 26 units per acre.
 - b. For sites one acre or less the density shall not exceed 15 units per acre.
2. Height - Locarno Tract. The maximum allowable building height shall be 20 feet as measured from average finished grade.
3. Height Limitation. Maximum allowable building height shall be 28 feet as measured from average finished grade, except that lots on the west side of Ocean Avenue shall be a maximum of 22' as measured from average finished grade. Additionally, for new development west of the lots fronting the west side of Ocean Avenue, and between Studio Drive and Highway 1, Standard 7, page __, shall apply.
4. Density - Locarno Tract. Maximum residential density shall be 15 dwelling units/acres.

RESIDENTIAL SINGLE FAMILY: The following standards apply only to lands within the Residential Single Family land use category.

1. Height Limitation. New development shall not exceed 28 feet above average finished grade, unless a more restrictive height limitation is specified.
2. Height Limitation. Proposed structures on the ocean front are to be a maximum of 15 feet above the centerline of the fronting street.
3. Height Limitation. New development between Studio Drive and Highway 1 and Pacific Avenue and Ocean Avenue (not including the Ocean Avenue lots) shall be limited to 15 feet above centerline of the fronting street unless a greater height is consistent with the existing neighborhood character and the public view has already been eliminated. Heights in these cases shall not exceed 22 feet.
4. Density - Studio Drive at Willow Creek. Residential development on the eastern portion of Assessor Parcel Number 64-275-24 (Schmitz) shall be setback and buffered from Willow Creek a minimum of 50 feet and shall not allow development within the 100 year flood plain. Any development shall be

clustered so as to minimize habitat and scenic/visual quality impacts.

5. Height - Studio Drive at Willow Creek. New development shall not exceed 14 feet above the centerline of the fronting street for the northern half of the property and new development shall not exceed 16 feet above the centerline of the fronting street for the southern half of the property.

RESIDENTIAL SUBURBAN: The following standards apply only to lands within the Residential Suburban land use category.

For the North Expansion Area. The following standards shall apply to the area upcoast from the Locarno Tract.

1. Planned Development. The property shall be developed as a Planned Development with a maximum of 60 residential dwelling units integrated with 5-7 acres of recreation/visitor-serving facilities, such as eating and drinking places, hotel/motel. Prior to any development of the property, prepare a Master Development Plan indicating the location of all proposed land uses on the 66 acres adjacent to the Locarno Tract, circulation routes (including pedestrian and bicycle bluff top access), heights of all buildings at a maximum of 14 feet above average finished grade, except for hotel/motel which may reach a maximum height of 22 feet average finished grade and setback criteria to establish view corridors from Highway 1. All development except the hotel/motel, restaurants shall be sited inland of the first public road. The road and the hotel/motel shall be set back sufficiently from the bluff to provide a minimum 25 foot wide pedestrian access recreation area inland of the 75 year bluff retreat setback. Adjacent to the hotel/motel visitor-serving area, no principal structures shall be constructed within 25 feet of the pedestrian access and recreational area. All development except the hotel/motel shall be clustered to minimize visual impacts and maximize public and common open space. Public access shall be incorporated into the Master Development Plan for the area between the Locarco Tract and Villa Creek over properties owned or controlled by Estero Bay properties or successors in interest. This shall include the provision for public recreation and access, of the area from the mean high tide line to the bluff and beach. Public parking areas trash receptacles and picnic area shall be provided.
2. Service Capacity. The Master Plan shall identify adequate public services to accommodate the proposed development. This shall require identification of an alternative source of water other than the Whale Rock allocation presently available to Cayucos. Proposed off-site water diversion structures shall

require Development Plan review to ensure that proposed diversion will not significantly impact the long-term habitat value of the stream, lagoon or surrounding areas. Prior to approval to develop the alternative water supply source, a monitoring program shall be undertaken that involves: a) the generation of hydrologic data for the particular resource stream in question governing both normal and drought conditions to facilitate the determination of firm safe yield from the resource; the volume of carry-over storage needed if a reservoir is constructed; the surface flows which would have naturally occurred during migratory and rearing periods (generally winter and spring) from the point of the diversion downstream to the mouth shall be maintained at sufficient levels to provide adequate fish passage (both up and downstream) as well as resorting and flushing of spawning gravels and the revitalization of riparian vegetation if a surface or subsurface diversion or reservoir system is constructed, the potential impacts on surface flows and groundwater levels and associated riparian vegetation, wildlife and downstream users shall be assessed and avoided or mitigated; b) the determination of minimum stream flows necessary to insure the protection and preservation of the biological resource of any coastal stream involved in the water supply project, or any adjacent riparian habitat, of any significant lagoon habitat, etc.; c) if a steelhead trout stream is involved, the water supply project shall be sized to provide water only for the 66 acres of potential development on the Johnson property, and for the infilling within the urban/rural boundary of Cayucos for which adequate services are not available; and d) the mitigation where feasible of any identified significant impacts to instream uses.

3. Open Space Agreement. As a condition of approval of the Master Plan, an Open Space Agreement for the area north of the 66 acre development site (west of Highway 1) to Villa Creek for those properties owned or controlled by Estero Bay properties or successors-in-interest shall be recorded for a period not less than 20 years.

C. SOUTH BAY URBAN AREA STANDARDS

The following standards apply within the South Bay Urban Reserve Line to the land use categories or specific areas listed.

COMMUNITYWIDE: The following standards apply to all land uses within the South Bay Urban Reserve Line.

1. Septic Tank Requirements. New development shall meet the septic tank requirements of the Regional Water Quality Control Board. Current WQCB standards specify that depth to bedrock or other impervious material should be greater than eight feet and depth to groundwater should be greater than 10 feet at all times. Separation between the bottom of the disposal field and the groundwater level shall be a minimum of five feet. In those areas of the community with known high water levels, a piezometer reading should be completed indicating that an adequate separation between the bottom of the disposal field excavation and the groundwater will be maintained at all times.
2. Interim Service Capacity Allocation. Prior to completion of a Resource Capacity Study, the following priorities for water use shall be established, which shall be implemented through the review and approval of subdivision and development plan proposals.
 - a. Reservation of 800 acre-feet per year (consumptive use) for agricultural use to protect existing and projected agricultural water needs in accordance with the Brown and Caldwell study (1974).
 - b. Projected infill of residential, commercial, and visitorserving uses on existing subdivided lots.
 - c. Extend services to areas where services will correct existing or potential problems (e.g., areas with high nitrate readings) where individual wells are now in use.
 - d. Additional land division will be permitted within substantially subdivided areas in accordance with lot sizes permitted in the Land Use Element and Land Use Ordinance. Findings must be made that resources are adequate to serve the previously identified higher priorities uses in addition to proposed lots.
 - e. Additional divisions would be permitted within the urban service line boundary only where adequate additional capacity is identified and it can be demonstrated that the proposed development would not jeopardize the

FIGURE 4

SOUTH BAY LOCATION MAP

LEGEND

- 1 LOS OSOS VILLAGE AREA
- 1A CENTRAL BUSINESS DISTRICT
- 2 EL MORRO AREA
- 2A BAYWOOD PARK COMMERCIAL AREA
- 3 CUESTA AREA
- 3A CUESTA - BY - THE - SEA
- 3B MARTIN TRACT
- 3C MORRO PALISADES
- 4 SUNSET AREA
- 5 UPLAND AREA
- 5A TRACT NO. 84
- 5B TRACT NO. 122
- 6 HIGHLAND AREA
- 6A HIGHLAND
- 6B MORRO PALISADES HILLSIDE AREA
- 6C CABRILLO ESTATES
- 7 BAYVIEW HEIGHTS AREA
- 8 CREEKSIDE AREA



NOTE: This map is for reference purposes only.
Official maps, showing precise property lines and
land use category boundaries, are on file in the
County Planning Department.

availability of resources available to higher priority proposed uses.

- f. Land divisions in the areas outside the urban services line and not specifically covered elsewhere in the South Bay standards, shall not be less than two and one-half acres.

South Bay Lowland Areas. Standard 3 applies only to areas designated in Figure 5.

3. Drainage Plan Requirement. All land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Land Use Ordinance Sections 22.05.040 et seq. if the project is located within the area shown on Figure 5, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.

Circulation

4. Third Street. Road alignment and siting shall incorporate mitigation measures to protect the adjacent wetland and preservation of the cathedral stands. The site shall be surveyed by a qualified biologist to determine the necessary mitigation measures to protect the Sweet Springs area and surrounding wetlands. Drainage shall be designed to protect the marsh from road surface pollutants.

Bayfront Development

5. Height. Proposed structures are limited to a maximum height of 14-feet above average finished grade. Bay front areas are as delineated on Figure 6.
6. Fences. Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access.
7. Vegetation Protection. On-site vegetation shall be preserved whenever possible. Grading shall be minimized and limited to the building pad and driveway, road and other required improvements.

FIGURE 5

AREAS SUBJECT TO DRAINAGE PLAN DETERMINATION

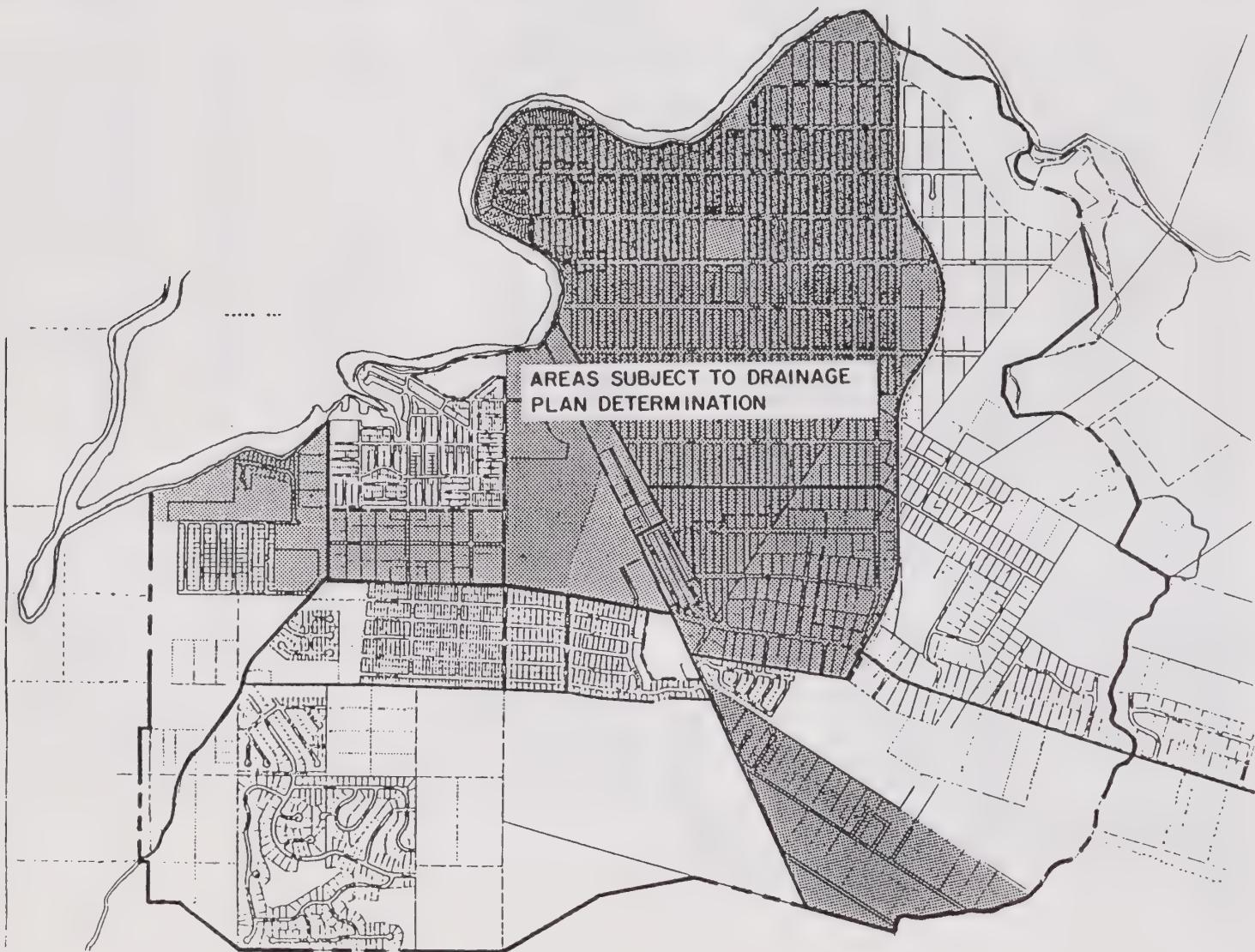


FIGURE 6

SOUTH BAY MAXIMUM HEIGHT LIMITS

LEGEND

— BAYFRONT 14' HEIGHT AREA

■■■ 16' HEIGHT AREA

■■■■ 22' HEIGHT AREA

■■■■■ NOT A PART

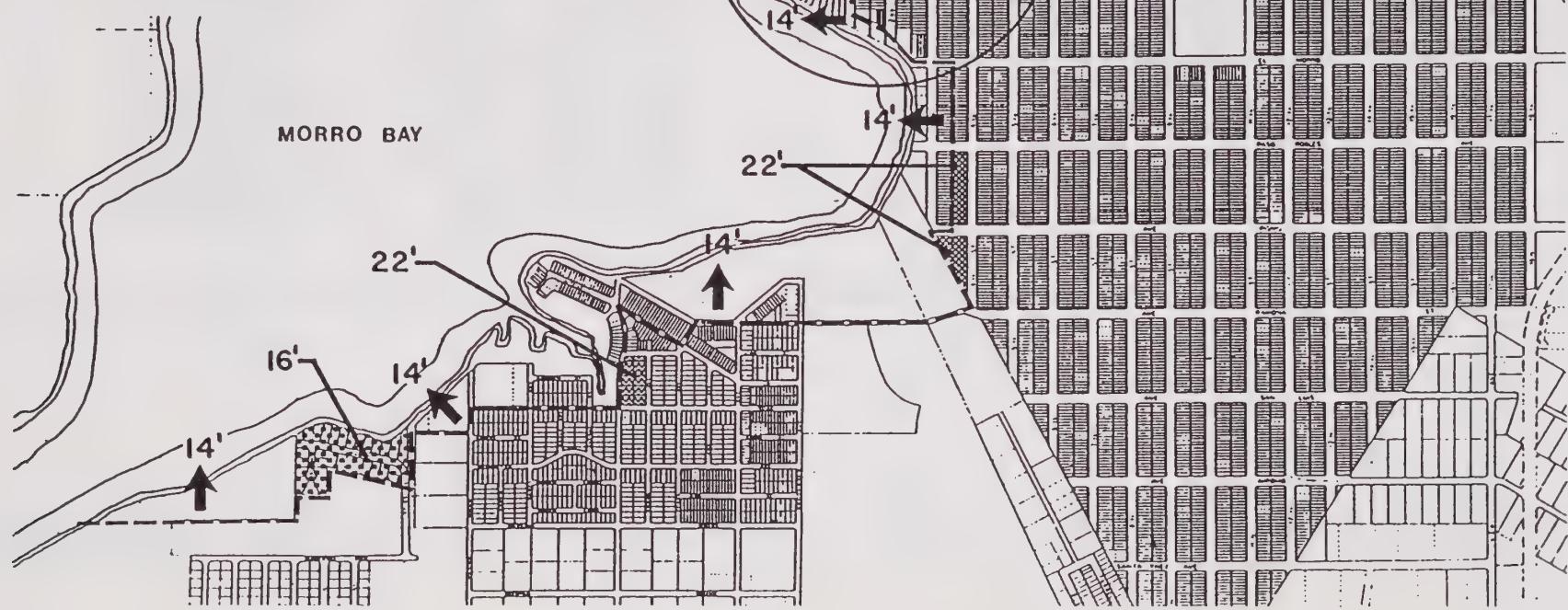
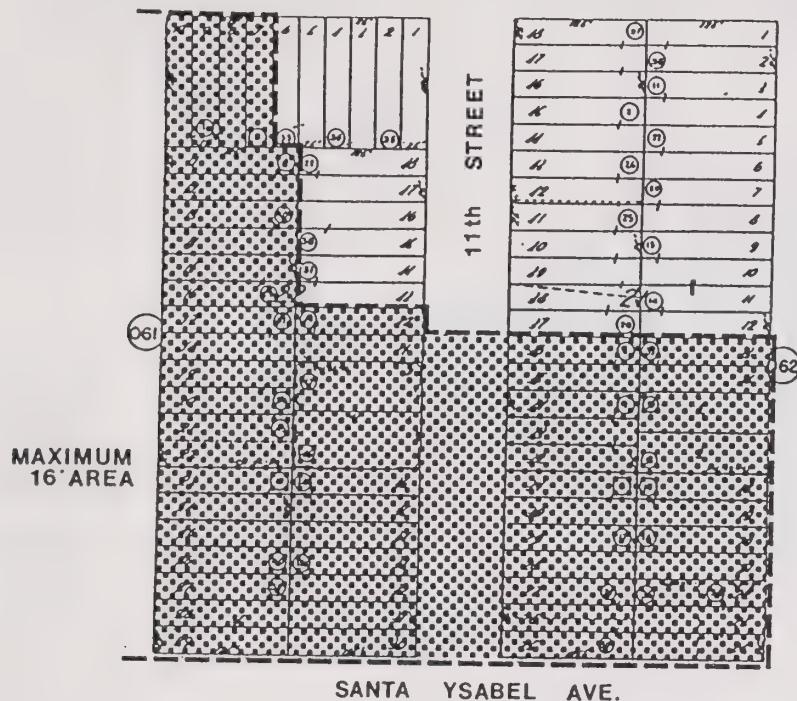


FIGURE 6 - CONT.

DETAILS 1 & 2

DETAIL 1
ELEVENTH ST. AND SANTA YSABEL AVE.



COMBINING DESIGNATIONS: The following standards apply to lands in the Sensitive Resource Area (SRA) combining designation, as listed below.

Local Coastal Plan (LCP)

Cuesta Inlet. Standards 1 and 2 apply only to the Cuesta Inlet area.

1. Prescriptive Rights. New development shall be required to provide public access consistent with existing prescriptive rights.
2. Shoreline Access Improvements. New development shall be required to provide the following improvements:
 - a. Three pedestrian trails; one each in the vicinity of Mitchell Drive, Doris Avenue and Nancy Avenues.
 - b. A small parking area at both Doris and Nancy Avenues access points.
 - c. A boat launching area near Doris and Nancy Avenues.

Tract 40

3. Public Access - Setback. New bayfront development in Tract 40 shall be required to record a minimum 30 foot lateral easement extending from the inland extent of wetland vegetation primarily for habitat protection and secondarily for public access.

NOTE: THE SWEET SPRINGS AREA HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS FOR THIS AREA HAVE BEEN HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN.

Sweet Springs

4. Public Access - Sweet Springs. At the time of development north of Ramona Avenue, provision of public access consistent with protection of existing prescriptive rights is required, including the following improvements. (Whitehole)
 - a. Offer to dedicate appropriate public access trails. (Whitehole)
 - b. Trails designed to preclude access within identified wetland areas. (Whitehole)

5. Pecho Road. New development between Pecho Road and Butte Drive shall provide an offer to dedicate a lateral easement. An improved lateral pedestrian trail and signs are to be provided at a level consistent with protection of the wetland habitat and existing prescriptive rights.

Sensitive Resource Area (SRA)

1. Site Planning - Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the buildable least sensitive portions of properties. Native vegetation is to be retained as much as possible.

Los Osos Bishop Pines Areas (SRA)

2. Site Design. Development shall be designed to minimize disturbance to native vegetation. If removal of Bishop pines is necessary, replanting of native stock shall be required.

NOTE: THE SWEET SPRINGS AREA HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS HAVE BEEN HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN.

Sweet Springs and Cuesta-by-the-Sea Marsh (SRA)

3. Wetland Setback. If acquisition is not completed, a buffer area to be determined by the detail survey of the property by a qualified biologist will be required to be retained in a natural condition. This should be dedicated to the appropriate public agency or secured through open space easements. Development shall be clustered to minimize impacts on the surrounding wetland. (Whitehole) .
4. Runoff. Upland development will be required to provide measures to handle runoff on-site.

Morro Bay (SRA)

5. Permit Requirement. Where government acquisition is not feasible, development plans for unsubdivided areas are to cluster uses in the least sensitive portions of properties and preserve the remainder for open space. Site design shall include a survey of the property by a qualified biologist to determine the extent of the wetland and other habitat values of the site. Mitigation measures to include setbacks, shall be incorporated in site design. Density shall be computed on the gross site area excluding the portion that is identified as wetland. The cluster division or planned development process should be used to allow an adequate buffer for the habitat and to incorporate public access requirements. Native vegetation is to be retained as much as possible.

6. Wetland Setbacks. In presently subdivided areas of South Bay, the following setbacks shall be required to provide an appropriate buffer to the wetland:
 - a. Tract 40 on the Baywood Peninsula - 75 foot setback from mean high tide for habitat protection.
 - b. Cuesta and Butte Drive - the buffer should extend to the first line of terrestrial vegetation.

Where a setback less than 100 feet from the wetland is needed to reflect parcel size limitations or other constraints in accordance with provisions in the Land Use Ordinance, the required setback shall be maintained in native vegetation. Landscaping with nonnative material will not be permitted.

7. Shoreline Access. Public access shall be monitored or controlled in those cases where degradation of habitat resources occurs.

Morro Bay Kangaroo Rat Habitat (SRA)

8. Site Selection and Clustering. Wherever new development should be clustered and located as far away from the identified habitat area as feasible.
9. Vegetation Preservation. Significant vegetation that is a habitat erosion retardant or adds to the visual integrity of the areas shall be protected. This vegetation includes but is not limited to pygmy oaks, scrub oaks, Morro Bay Manzanita, Bishop pine, large areas of sage brush, and large stands of introduced trees such as eucalyptus and cypress. Removal of hazardous trees will be permitted in accordance with the Land Use Ordinance.
10. Setbacks. New subdivisions adjacent to public holdings on the western fringe are to provide a 25-foot building setback to buffer the sensitive resource and habitat areas.

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

1. Limitation on Use - Baywood Park. All allowable uses are permitted in the Baywood Park commercial area in accordance with Table 0, Part I of the Land Use Element except multi-family and single family dwellings, auto, mobilehome and vehicle dealers and supplies; food and kindred products.

2. Baywood Village. New commercial development shall meet the following standards:
 - a. Height shall be limited to 25-feet.
 - b. Low monument signs (maximum 8 feet in height not to exceed 20 square feet) shall be used.
 - c. All utility lines shall be undergrounded from property lines to the commercial structure.
3. Morro Palisades - Limitation on Use. Allowable uses are limited to nursery specialities; broadcasting studios; transmission and receiving facilities; amusement and recreational services (such as reducing salons, health spas, hot tubs and other indoor sports) libraries and museums; membership organizations; public assembly and entertainment; schools--business and vocational; social service organizations; temporary events; collection stations; eating and drinking places (not including drive-in restaurants, fast-food and refreshment stands); food and beverage retail sales; general merchandise stores, temporary or seasonal retail sales, financial services, offices, offices--temporary; personal services; public safety facilities; hotels and motels; caretaker's residence; and those cultural, education, and recreation uses normally allowed in the Commercial Retail category (See Table 0, Part I of the Land Use Element).

COMMERCIAL SERVICE: The following standards apply only to land within the Commercial Service land use category.

1. Limitation on Use. All allowable uses are permitted in accordance with Table 0, Part I of the Land Use Element except hotels and motels.

OFFICE AND PROFESSIONAL: The following standards apply only to lands within the Office and Professional land use category.

1. Permit Requirement. Development Plan approval is required for proposed uses on the south side of Los Osos Valley Road to protect the oak trees.
2. Limitation on Use - Baywood Women's Club. Use of the Baywood Park Womens' Club Community Building and parking facilities is limited to the existing membership organization types of community services.

OPEN SPACE: The following standards apply only to lands within the Open Space land use category.

Los Osos Oaks Preserves

1. State Park Improvements. The State shall provide safer parking opportunities along Los Osos Valley Road. The widening of Los Osos Valley Road will require identification of new parking areas. Other improvements to this area should be limited to day-use provisions.

RECREATION: The following standards apply only to lands within the recreation land use category.

1. Limitation on Use - Cuesta-by-the-Sea. Uses shall be limited to passive recreation, boat launching area, parking areas, single-family residence sited consistent with resource protection and public access requirements. (This is a visitor-serving priority area.)

NOTE: THE SWEET SPRINGS AREA HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS ARE HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN.

2. Limitation of Use - Sweet Springs. The following area allowable uses: natural history museums, hotels/motels, residential single-family, residential multiple-family, caretaker's residence. (Whitehole)
3. Height Limitation - Sweet Springs. Heights shall not exceed 24 feet above average finished grade. (Whitehole)
4. Site Selection - North of Ramona Ave. Detailed site selection shall include the following (Whitehole):
 - a. Review by a qualified biologist to determine the extent of the wetland on the site and the extent of buffers necessary to establish a buffer adequate to protect the habitat values of the site.
 - b. Provisions for public access (see LCP combining designation requirements.)
 - c. Allowable densities shall be calculated only on the portions of the site that are not wetland habitat.

- d. Retention of the upland trees as feasible.
 - e. Archaeological resource protection in accordance with requirements for mitigation is the LCP policy document.
 - f. Drainage shall be maintained on-site or directed in such a manner to protect the marsh and wetlands habitat.
5. Dedication of Wetland - Sweet Springs. The wetland portion of the site as determined by the detailed biological review of the site, shall be offered for dedication to the State Department of Fish and Game as a condition of development of the portion of the property north of Ramona Avenue. (Whitehole)
6. Limitation of Use - Corr Scenic Easement Area. Allowable uses following removal of the easement shall be limited to caretaker's residence, residential single family, residential multiple family, residential accessory structures, and passive recreation (hiking trails and nature study).
7. Limitation of Use - Golf Course The recreation designation of the golf course at Butte Drive and Howard Avenue shall be limited to the present uses on the site with restaurant or lodging facilities.
8. Limitation of Use - West of Third Street. For the bayfront area between Pismo and El Morro Avenues, allowable uses are one single family residential structure, residential accessory structures, and passive recreation (hiking and nature trails and nature study).

RESIDENTIAL RURAL: The following standards apply only to lands within the Residential Rural land use category.

1. Resubdivision Required - Otto Property. Development of the area of existing subdivided lots included within the Residential Rural land use category is to occur only after resubdivision and clustering of the development adjacent to existing residential development, with the remainder of the site retained in its natural state. (Whitehole)
2. Powell Property - Specific Plan Requirements. The Powell property (located between the Junior High School to the west and Los Osos Creek to the east) shall be developed in accordance with a specific plan which meets the following requirements:
 - a. A habitat study and species analysis (e.g., the Morro Bay Kangaroo Rat) of the site shall be performed by a quali-

fied biologist. The biologist shall be jointly selected by the property owner, the county, and the Department of Fish and Game. The study shall determine the biological sensitivity of the site focusing on the Morro Bay Kangaroo Rat; the extent of the environmentally sensitive habitat area and its relative importance to other sensitive habitat areas adjacent to and nearby the property (e.g., the Morro Bay estuary, Los Osos Creek and other areas where the Morro Bay Kangaroo Rat is known to or possibly could exist). The study shall make recommendations necessary to protect the environmentally sensitive habitat area from the effects of the potential development. Such recommendation shall include the following:

- identification of all sensitive habitat areas but focusing on the Morro Bay Kangaroo Rat that shall not be disturbed by development;
 - buffer zones of at least 100 feet to protect sensitive areas from the uses allowed on the site;
 - determination of appropriate times of year for construction in order to minimize disturbance to the Morro Bay Kangaroo Rat and its habitat area;
 - if consistent with the recommendations and evaluation of the biological study, the residential development shall be clustered at the southern portion of the property, with access provided from Sage Avenue.
- b. The maximum amount of development (intensity, type and location) allowed for the site shall be dependent upon the findings of the biological study conducted on the site, but shall not exceed the maximum density allowed under the land use designation.
- c. Prior to the approval of the Specific Development Plan and based upon competent technical analysis, it shall be found that any on-site engineered waste disposal system including systems for the purpose of accommodating water generated from impervious surfaces, (roofs, roads, or driveways, etc.), will not significantly disturb habitat areas or groundwater resources. Additionally, as a condition of approval of the Specific Plan, the dedication of an open space-conservation easement over the identified Morro Bay Kangaroo Rat habitat area shall be required to provide protection for these areas.

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

1. Density. Maximum residential density for new projects is: 15 dwelling units per acre on properties less than one acre; and 26 units per acre on properties of one acre or more.
2. Height Limitation. Maximum height standard shall be 28 feet as measured from average finished grade.

Morro Palisades. Standards 3 through 5 apply only to the Morro Palisades area (see Figure 4).

3. Density. Maximum residential density for new projects northwest of South Bay Community Park is 26 units per acre and for the area north of the proposed extension of Palisades Avenue the maximum density shall be 10 units per acre.
4. Attached Units. Up to 6 dwelling units per building are permitted to be clustered around an open court arrangement.
5. Site Coverage. Maximum site coverage is to be 65%.

Sunset Area. Standard 6 applies only to the Sunset Area (see Figure 4).

6. Permit Requirement - Sunset Area. For the Residential Multi-Family area between Del Norte Street and Pecho Road, Development Plan approval is required for proposed uses. This may be done in conjunction with consideration of tentative tract map. The Development Plan is to be done in conjunction with any development on the adjacent Commercial Retail area.

RESIDENTIAL SINGLE FAMILY: The following standards apply only to lands within the Residential Single Family land use category.

1. Height Limitations. Maximum height shall be 28 feet above average finished grade unless a more detailed standard is established in the standards that follow.
2. The following height and setback limitation shall apply to the residential single-family bayfront areas within South Bay:
 - a. For the area west of Pecho Drive. Rear setback shall be 50 feet from the first line of terrestrial vegetation.

- b. For Block 16, Cuesta-by-the-Sea Tract. The maximum height shall be 22 feet.
- c. For the area between Pecho Road and Doris Avenue. Minimum setback shall be 75 feet as measured from the inland extent of the wetland vegetation.
- d. For the area along Mitchell Drive. Setbacks shall be 50 feet from the inland extent of wetland vegetation.
- e. For the area from Mitchell Drive to Tract 40. Setback shall be 75 feet from the inland extent of wetland vegetation.
- f. Tract 40. Setback shall be 75 feet from the inland extent of wetland vegetation. This may be reduced through Development Plan Review where it can be demonstrated that the use of the alternate site will be less environmentally damaging and more protective of the bluff. At no point shall this be less than 50 feet.
- g. Bayfront east of Tract 40. Setback shall be a minimum of 50 feet from the inland extent of the wetland vegetation except as adjusted through the procedures adopted in the Land Use Ordinance (to be revised in Phase III of the LCP).
- h. For Blocks 21, 22, Town of El Moro. The maximum height shall be 14 feet above average finish grade for bayfront neighborhoods as shown on Figure 6. The following lots may build to a maximum of 22 feet by Development Plan approval where preservation of neighborhood and public views from Santa Ysabel Avenue are assured:
 - (1) Block 22, Lots 6-10, Lots 30-36, Lots A and B of P.M. 32-98.
 - (2) Block 21, Lots 25-36, Lots 13, 14, 18-24 and Lot A and B of P.M. 19-47.

Bayview Heights Area. Standards 3 through 5 apply only to the Bayview Heights area (see Figure 4), in addition to Standard 1 above.

- 3. Parcel Size. New single family residential lots are to be a minimum of one acre.
- 4. Access - New Land Divisions. New lot divisions south of Bayview Heights Drive are to be designed to provide through street access between Bayview Heights Drive and Gordons Road.

5. Site Planning Criteria. Uses are to be sited for maximum protection of native oaks along Los Osos Valley Road.

Cuesta Area. Standards 6 through 9 apply only to the Cuesta area (see Figure 4), in addition to Standard 1 above.

6. Parcel Size. The minimum parcel size for new land divisions in the Martin Tract is to be 10,000 square feet, and residences are to be sited to minimize removal of trees.
7. Access - Los Osos Valley Road. Lots fronting on Los Osos Valley Road which have alternate access roads available are not to use Los Osos Valley Road for access.
8. Access - New Lots Adjacent to Rosina Drive. Proposed lot divisions south of Rosina Drive are to be designed to have cul-de-sac access from Rosina Drive.
9. Setbacks - Cuesta-by-the-Sea. New construction is to be provided setbacks as follows: Front - 15 feet; side - 3 feet; corner side - 3 feet; and rear - 10 feet. New construction proposed on bayfront properties is to be setback from the Morro Bay wetlands according to the Plan's wetland setback requirements.

El Moro Area. Standards 10 through 12 apply only to the El Moro area (see Figure 4), in addition to standard one above.

10. Lot Coverage. Maximum lot coverage permitted on a single 25 foot lot is 60%; lots of 6,000 square feet or more are permitted 40% coverage, excluding patios, driveway, walks, etc.
11. Setbacks. The minimum setback for all structures on lots with bay frontage is 25 feet from mean high tide.
12. Tract 40 - Bayfront. Front setback adjustment to a maximum of 15 feet (10 feet from the front property line) may be permitted where it can be demonstrated that it would minimize site alteration and minimize coverage of the site beyond the bluff face. (This shall be considered on consent agenda as part of the access requirement).

Highland Area. Standards 13 and 14 apply only to the Highland area (see Figure 4), in addition to Standard 1 above.

13. Parcel Size. The minimum allowable parcel size for new land divisions is 20,000 square feet unless a larger size is otherwise required by Section 22.04.028 of the Land Use Ordinance.

14. Density. A maximum density of two dwelling units per gross acre is permitted between Highland Avenue and the boundary of the Residential Suburban category to the south. The allowed number of units at this density shall be clustered.

Highland Area - Cabrillo Estates. Standards 15 through 20 apply only to Cabrillo Estates (Tracts 306, 307 and 310 - see Figure 4).

15. Architectural Control Committee. No grading or building permit is to be issued until the applicant has filed with the Planning Department certification that the Architectural Control Committee for Cabrillo Estates, as it then exists and functions: 1) has reviewed pertinent plans and specifications and any applicable Plot Plan, Site Plan or Development Plan; and 2) recommends approval or disapproval of such plans and specifications. If the Architectural Control Committee recommends disapproval of the plans and specifications, the certification is to set forth the reasons for such disapproval. The county approval body (as determined by Sections 22.02.030 through 22.02.034 of the Land Use Ordinance) is to review the reasons for disapproval of the plans and specifications by the committee. In the event the committee fails to make its recommendation within thirty (30) days after the plans and specifications have been submitted to it, no recommendations will be required and the proposed plans and specifications shall be deemed to be favorably recommended. The approval body is not bound by any decision of the committee, and may grant permits and approvals under these provisions.
16. Limitation on Use. Uses shall be limited to: single family dwellings; residential accessory uses; temporary dwellings; home occupations; and schools-pre through secondary (limited to day care centers).
17. Minimum Floor Area. The minimum floor area for a single family dwelling, excluding garages, carports, porches, patios and basements, is 1200 square feet.
18. Driveway Construction. Each lot or parcel shall be equipped with a concrete driveway measuring at least 9 feet in width and at least 3-1/2 inches thick extending from a concrete approach apron, built in accordance with county Standard Improvement Specifications and Drawings, to the garage door. The driveway is to be in place prior to issuance of an occupancy permit for the residence.
19. Setbacks. Required setbacks are as follows:

- a. Single Family Dwelling: Front - 25 feet; side - 5 feet; corner side - 10 feet; and rear - 20 feet.
- b. Detached Residential Accessory Use: Front - 25 feet; side - 3 feet; corner side - 10 feet; and rear - 8 feet.

20. Height Limitation. The maximum height of all buildings and structures shall be 15 feet above the highest point of the lot when measured from the highest point of the roof.

Morro Palisades. Standards 21 and 24 apply only to the Morro Palisades area (see Figure 4).

21. Planned Development. The portion of the property north of Los Osos Valley Road shall be developed as a planned development to allow for a variety of housing types and densities, commercial, public facilities, office and professional uses to be located in the least sensitive portions of the site and the most sensitive portions retained as open space/recreation use as determined by the Planned Development review. Revise the adopted Development Plan to incorporate the requirements that follow.
22. Expansion of Mobilehome Park Use. Expansion of existing mobilehome park development shall incorporate conditions on roofing materials (non-glare) to reduce visibility from upland areas and landscaping to screen structures and uniform patterns.
23. Retention of Monterey Pines. Retain Monterey pines in all areas where feasible, except the road right-of-way for Ravenna Avenue. This shall include a tree planting program to replace trees that are diseased or old.
24. Hillside Area. This area shall be developed as a planned development as follows: (This shall include the area to the south which is designated Residential Suburban):
- a. For the Morro Palisades area south of Highland Drive and north of the South Bay Boulevard extension, densities shall be 3-5 dwelling units/acre as permitted in the adopted Development Plan.
 - b. For the Morro Palisades properties south of the extension of South Bay Boulevard the densities shall be 0-2 units/acre reflecting the densities as approved in the Morro Palisades Development Plan.
 - c. Site selection shall be such as to preserve significant areas of ecological importance. The upper portion of the viewshed in permanent open space or scenic preserve easements shall be established as appropriate to accomplish this preservation. No development shall extend further into the viewshed than the existing subdivided areas to the west and east.
 - d. Development of the property will be permitted only where adequate additional service capacities are established

and it can be demonstrated that development of the property will not jeopardize resource availability to higher priority proposals.

- e. No development shall be permitted on slopes exceeding 30%.
- f. The stand of Bishop pines located south of the proposed extension of South Bay Boulevard shall be preserved and the small area of Indian Knob Yerba Santa shall also be maintained as part of the open space.

Sunset Area. The following standards apply only to the undeveloped portion of the Sunset area. (See Figure 4)

- 25. Planned Development. The property shall be developed as a Planned Development integrating the residential use with the golf course facility. The density shall not exceed two units per acres.
- 26. Water Resources. Evidence is to be presented to the county that development at this density will not result in a significantly greater net water usage than present use of water for the golf course facility.
- 27. Development Plan Review. A Development Plan is required to be processed concurrently with subdivision approval and must address the following concerns:
 - a. Best means of clustering development to preserve the eucalyptus trees and minimize impacts on the adjacent Morro Bay Kangaroo Rat habitat.
 - b. Effects of the projects on schools, fire, and other services.
 - c. Traffic impacts and vehicular circulation within the project including traffic to the golf course facility.
 - d. Drainage impacts to the waters of Morro Bay.
 - e. Provision of sewer treatment facilities which are adequate to allow dual use of the present water resources used at the golf course.
- 28. Open Space Easement. An open space dedication for the area not proposed for development is to be offered prior to issuance of permits or subdivision approval.
- 29. Wetland Setbacks Between Butte Drive and Pecho Road. On the lots located between Butte Drive and Pecho Road all structures shall be located a minimum of 100 feet from the wetland and its riparian area.

Upland Area. Standard 30 applies only to the Upland area (see Figure 4).

30. Setbacks. Setbacks for new structures in the Upland area are to be as follows:

- a. Tract No. 84: Front - 20 feet; side - 10 feet; rear - 10 feet; and corner - 15 feet.
- b. Tract No. 122: Front - 20 feet; side - 5 feet; rear - 10 feet; and corner - 15 feet.
- c. Redfield Woods: Front - 20 feet; side - 5 feet; corner-side - 5 feet; rear - 5 feet.

Martin Tract. Standard 31 applies only to the Martin Tract area (see Figure 4).

31. Parcel Size. The minimum parcel size for new land divisions in the Martin Tract is to be 10,000 square feet, unless a larger parcel size is otherwise required by Land Use Ordinance Sections 22.04.020, et seq., and the residences are to be sited to minimize the removal of trees.

RESIDENTIAL SUBURBAN: The following standards apply only to lands within the Residential Suburban land use category.

1. Limitation on Use. All special uses (identified as "S" uses in Table 0, Part I of the Land Use Element) are prohibited adjacent to Los Osos Creek, except for: ag accessory structures, domestic animal raising, home occupations, residential accessory uses, temporary dwellings, accessory storage, participant sports and active recreation, pipelines and power transmission and public utility centers.
2. Setbacks. Maintain a minimum building setback of 50 feet for development on lots adjacent to riparian areas along Los Osos Creek and Eto Lake.
3. Setbacks - Sunset Area. New land divisions adjacent to public holdings in the Sunset area are to be designed to provide a 50 foot building setback to buffer the sensitive resource and habitat areas.
4. Access - Pecho Road. Lots fronting on Pecho Road that have alternate access roads available are not to use Pecho Road for access.
5. Land Division Design. For the Residential Suburban area southeast of Pecho Road, new land divisions are to incorporate

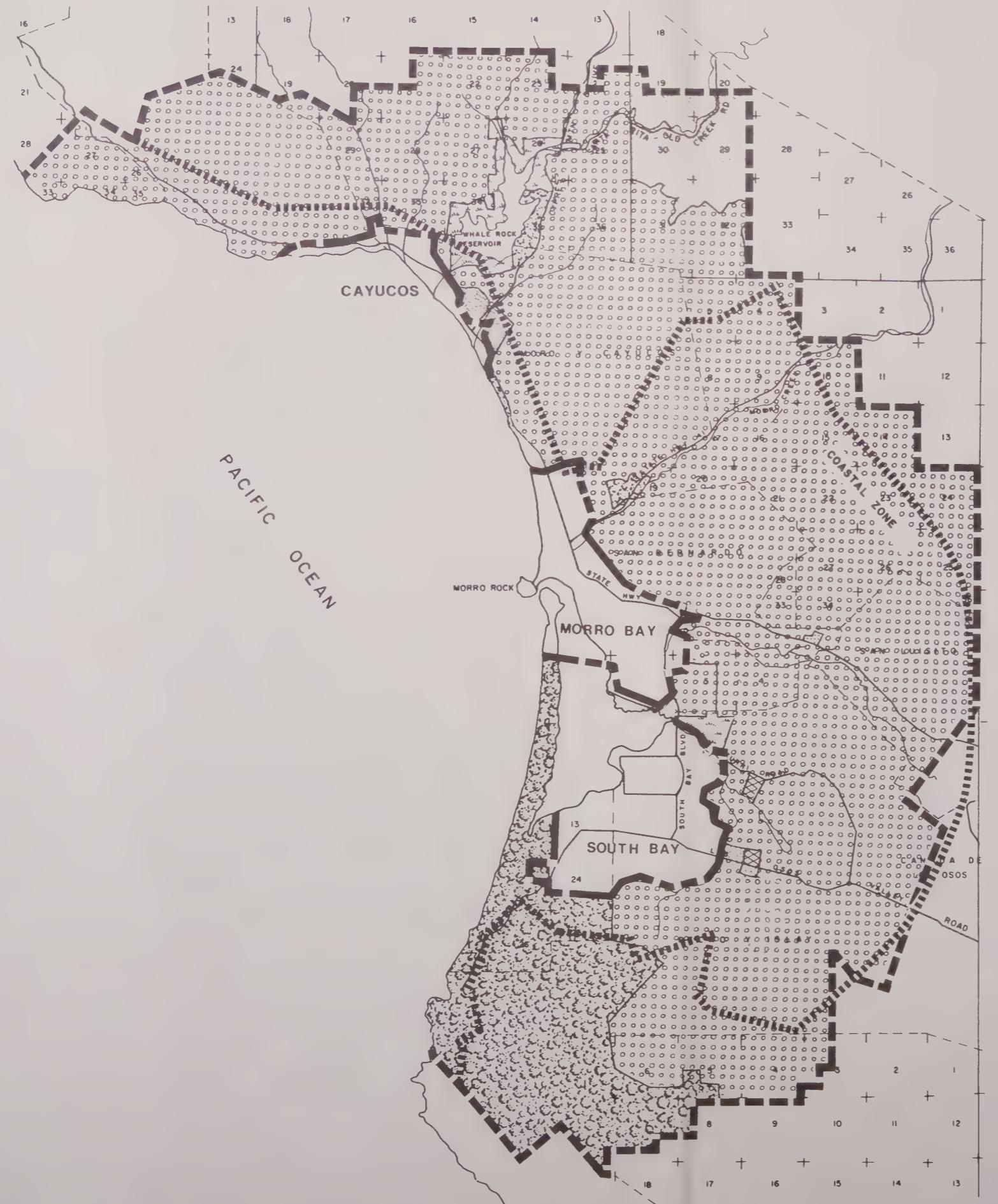
design provisions to minimize site disturbance; such provisions may include concentrating proposed development on the most level portions of sites.

6. Limitation on Use - West of Pecho Drive. All special uses (identified as "S" uses in Table 0, Part I of the Land Use Element) are prohibited except for: domestic animal raising, home occupations, residential accessory uses, temporary dwellings, pipelines and power transmission and public utility centers. (This does not include the Morro Bay Land and Development Company property as discussed below.)
7. Limitation of Use - Morro Bay Land and Development Co. Allowable uses are limited to residential single family.
8. Development Requirement - Morro Bay Land and Development Company Property. All uses shall require Development Plan review and shall meet the following requirements: Uses shall be clustered on or adjoining the 17-acre contiguous ownership, with 60% of the holding retained in open space. Site selection shall be based upon a biological evaluation of the site and determination of the need for preservation of areas of greatest sensitivity.
9. Density - Morro Bay Land and Development Company. Residential density shall not exceed one dwelling unit per acre, with the ultimate density to be determined when the biological studies have been completed. This density shall be computed on the basis of the portion of the site proposed for non-visitor-serving use. Density of the lodge shall not exceed 12 units per acre of the portion determined appropriate for lodge development. This area for visitor-serving development shall not exceed 8 acres.
10. Heights - West of Pecho Drive. Maximum height shall be 22 feet above average finished grade.
11. Parcel Size - Bayview Heights. Parcel sizes shall be as follows:
 - a. Lots on Bayview Heights Drive outside the USL shall be a minimum of 5 acres.
 - b. Lots on the south side of Bayview Heights Drive to Gordons Road inside the USL shall be a minimum of 2-1/2 acres.
 - c. Lots on the north side of Bayview Heights Drive inside the USL shall be a minimum of 1 acre.
12. Highland Area - Density. Maximum density shall be one dwelling unit/3 acres (excluding the Morro Palisades property).

13. Highland Area - Design. The following shall apply to development within this area: (This does not include the Morro Palisades property.)

- a. Site selection shall be such as to preserve significant areas of ecological or public visual importance. All development shall be clustered to preserve a maximum of 60 percent of each parcel in undeveloped open space.
- b. No development shall be permitted on slopes exceeding 20%.
- c. Building exteriors shall be principally composed of native materials and textures (such as wood siding and shingles). Extensions, including roofs, shall be of subdued natural hues and tones harmonizing with the colors of the natural environment.

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LEGEND

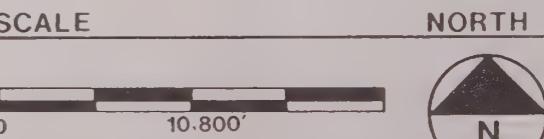
LAND USE CATEGORIES

	AGRICULTURE
	RURAL LANDS
	RECREATION
	RESIDENTIAL RURAL
	RESIDENTIAL SUBURBAN
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL MULTIPLE FAMILY
	OFFICE & PROFESSIONAL
	COMMERCIAL RETAIL
	COMMERCIAL SERVICE
	INDUSTRIAL
	PUBLIC FACILITIES
	OPEN SPACE

BOUNDARIES

- — — URBAN RESERVE LINE (URL)
- — — URBAN SERVICES LINE (USL)
- · — VILLAGE RESERVE LINE (VRL)
- — — PLANNING AREA
- CENTRAL BUSINESS DISTRICT

SCALE



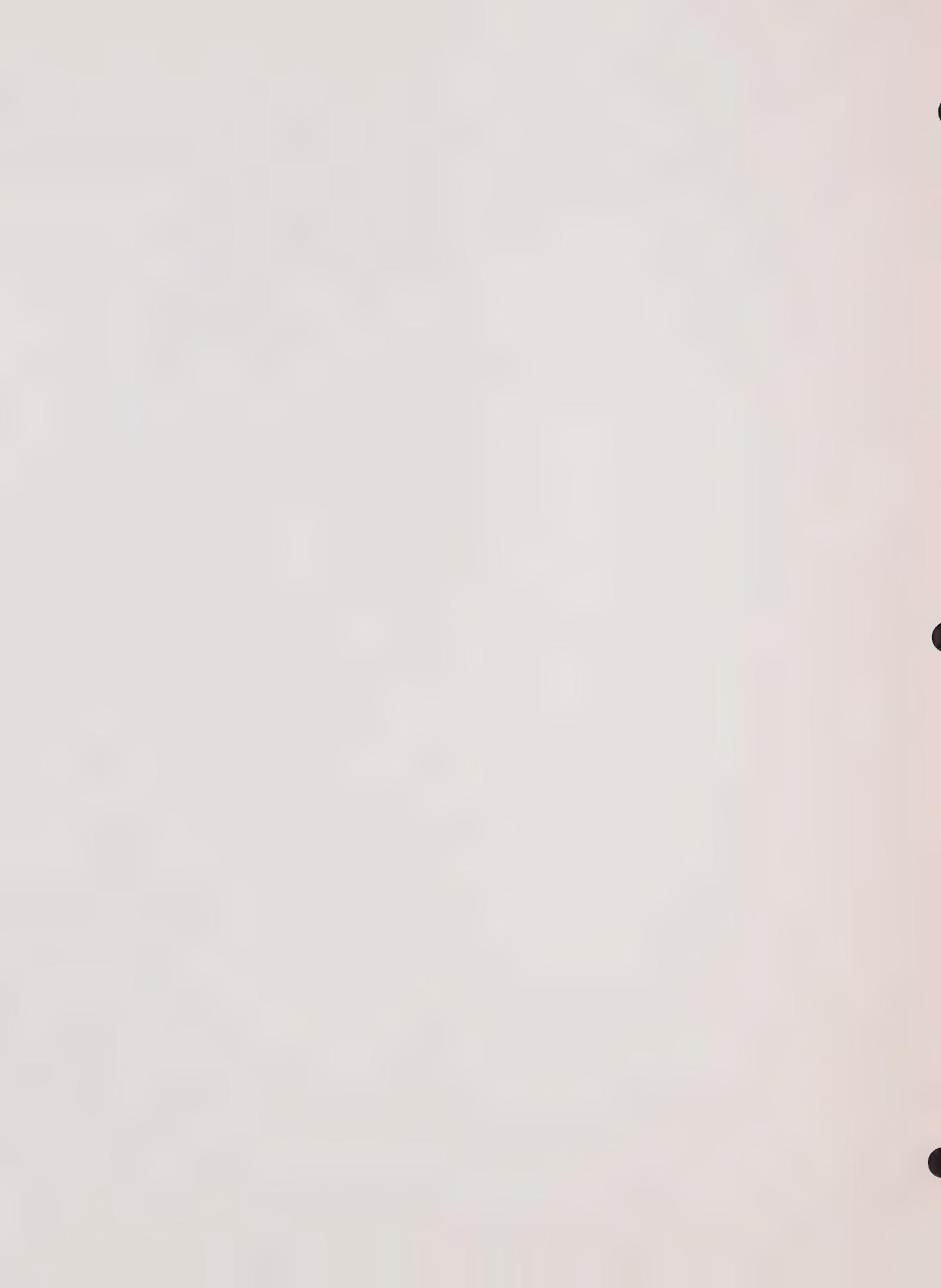
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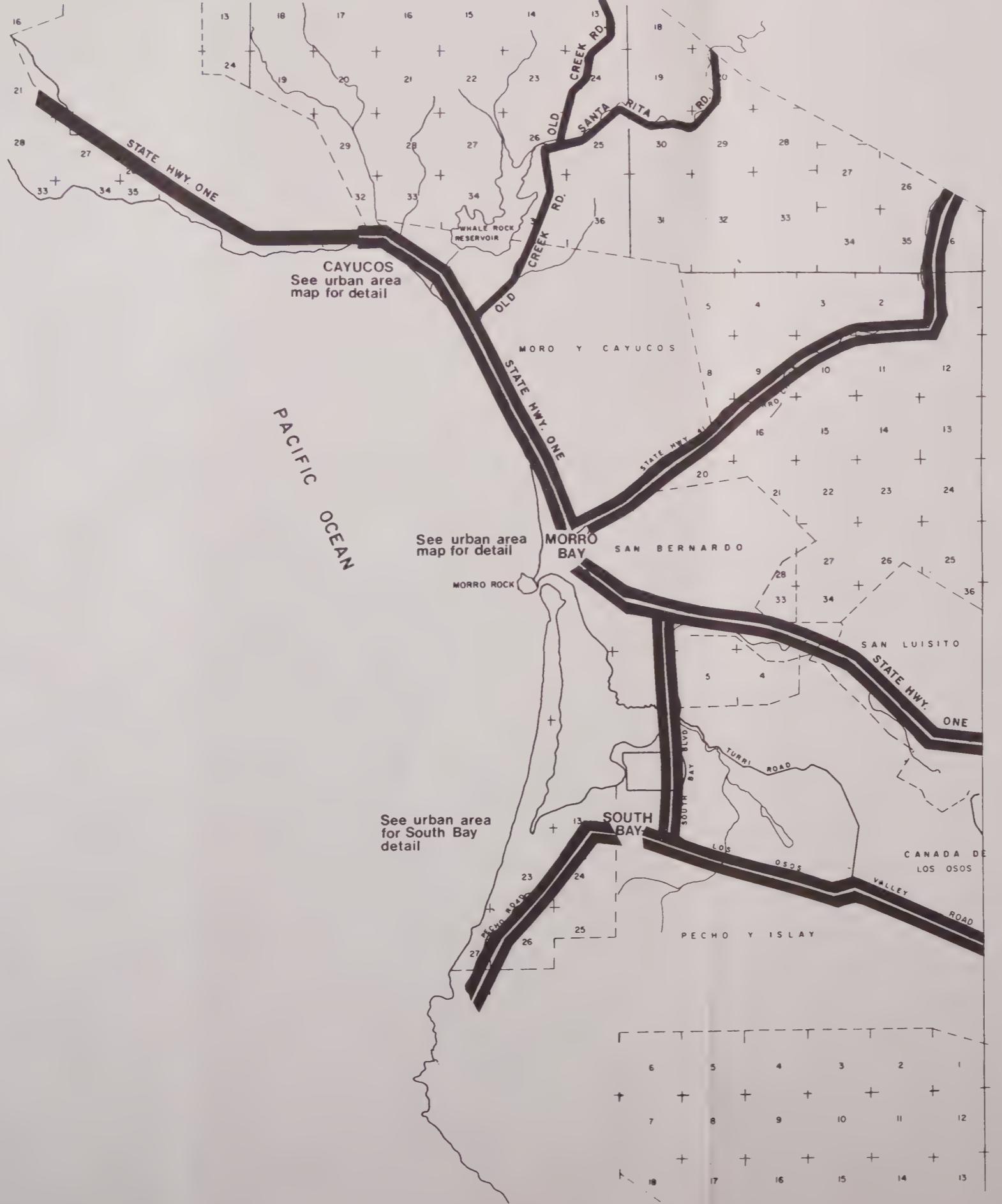
This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

ESTERO

LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised:

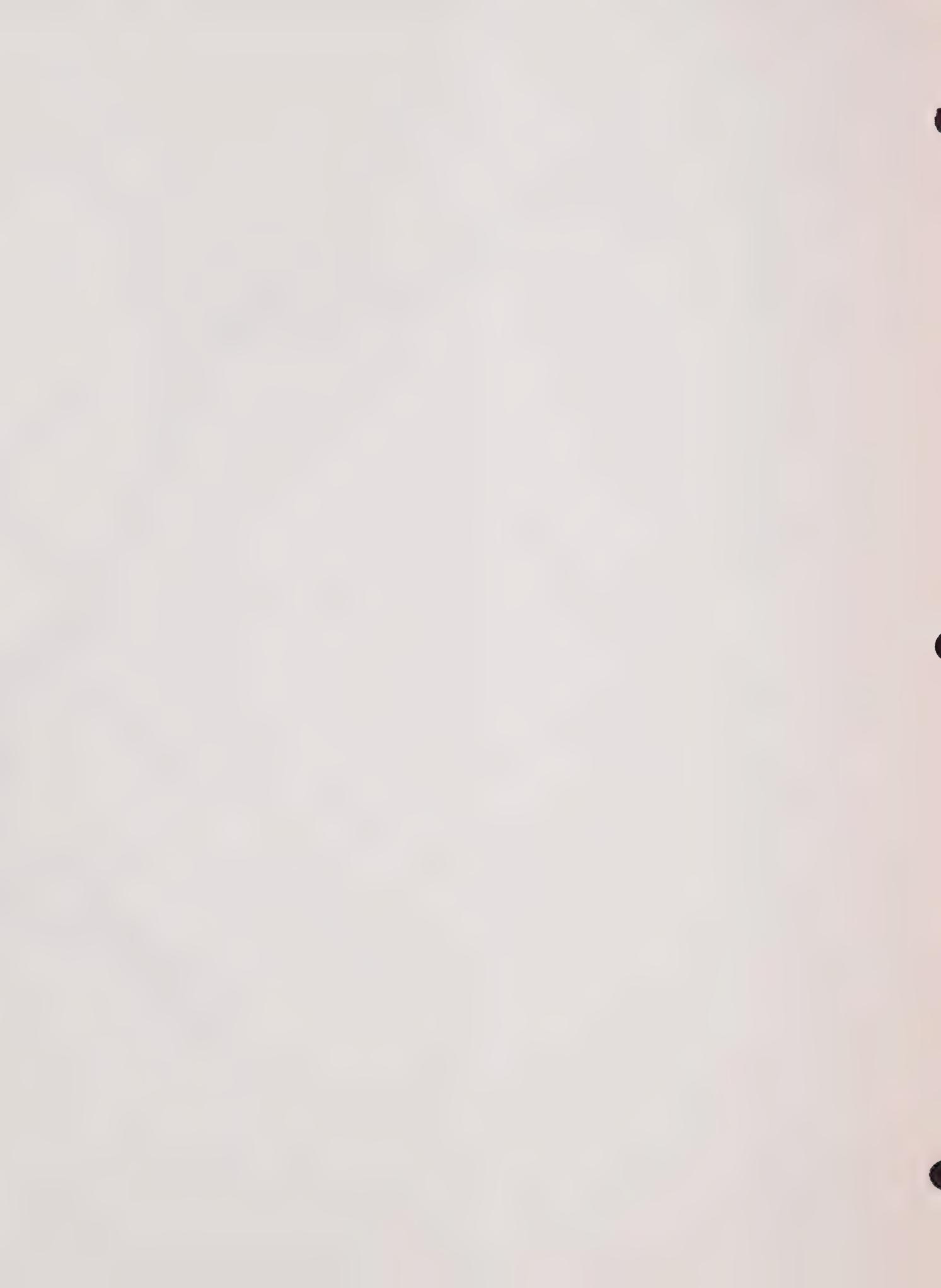


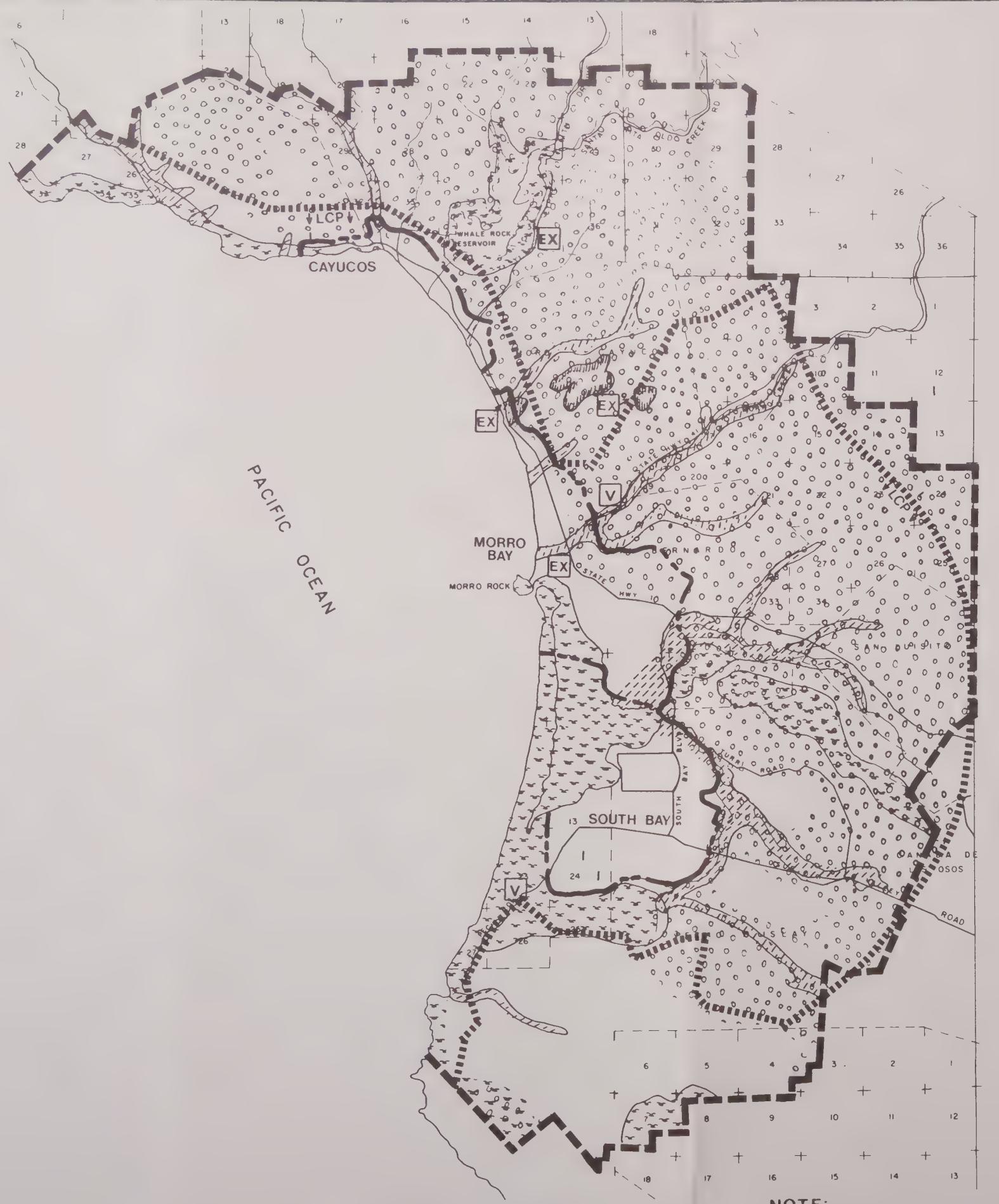


ESTERO

CIRCULATION

San Luis Obispo County Planning Department
Revised:





NOTE:

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LEGEND

COMBINING DESIGNATIONS

	AR	AIRPORT REVIEW
	ARCH-SEN	ARCHAEOLOGICALLY SENSITIVE AREAS
	GS	GEOLOGIC STUDY AREA
	FH	FLOOD HAZARD
	H	HISTORIC
	EX	ENERGY & EXTRACTIVE AREA
	LCP	LOCAL COASTAL PLAN
	V	VISITOR SERVING AREA
	SRA	SENSITIVE RESOURCE AREA

PROPOSED PUBLIC FACILITIES

	HIGH SCHOOL
	JR. HIGH SCHOOL
	ELEMENTARY SCHOOL
	PARK
	POLICE OR PUBLIC SAFETY FACILITY STATION
	WATER TREATMENT FACILITIES
	SEWAGE TREATMENT FACILITIES
	SOLID WASTE FACILITIES
	GOVERNMENT FACILITY
	LIBRARY

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

	TERRESTRIAL HABITATS
	COASTAL STREAMS AND RIPARIAN VEGETATION
	WETLANDS
	MARINE HABITAT

SCALE

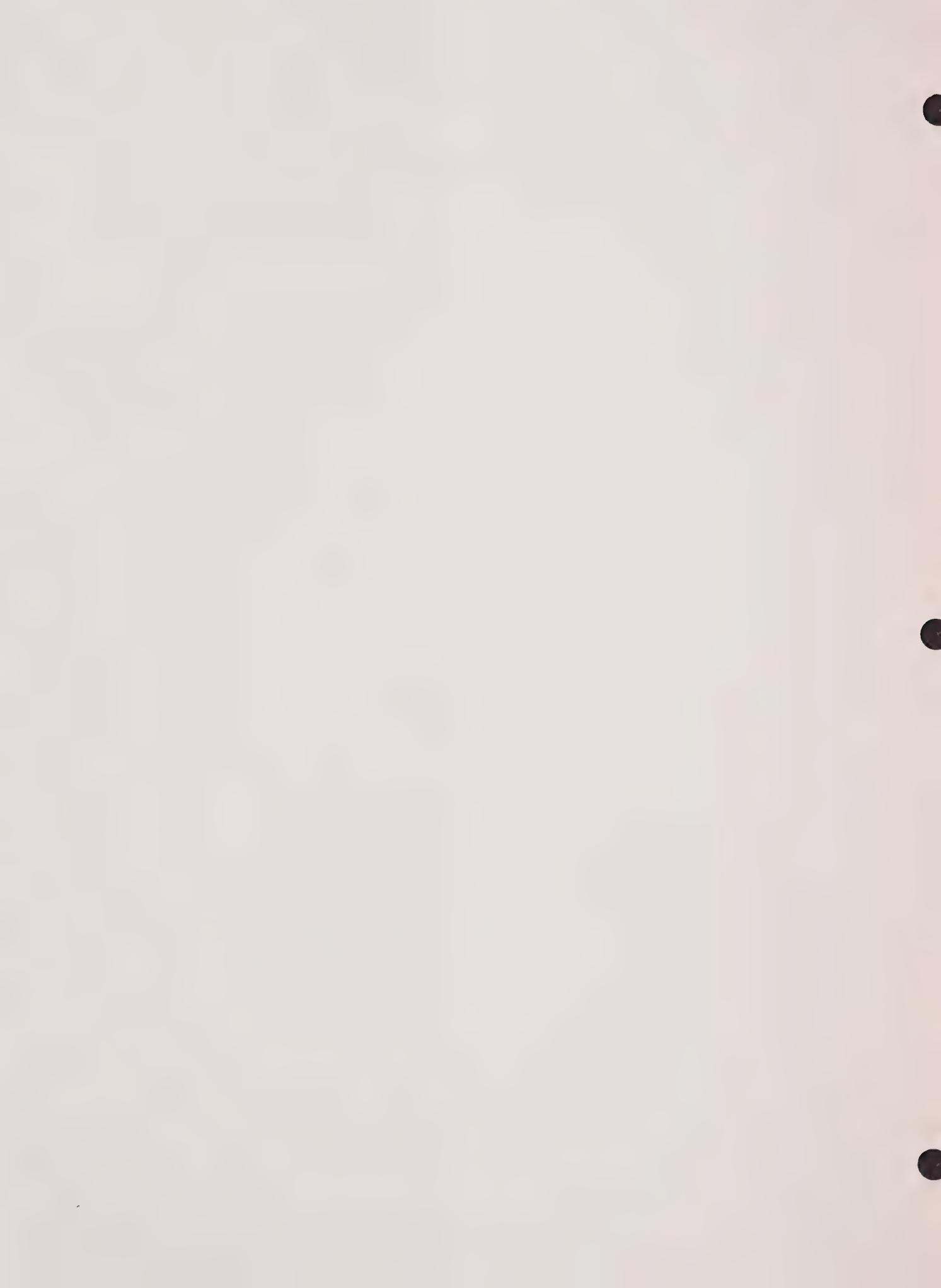


MAP 1 of 2

ESTERO

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised:





NOTE:

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LEGEND

COMBINING DESIGNATIONS

[Symbol: Dashed Line]	AR	AIRPORT REVIEW
[Symbol: Dotted Line]	ARCH-SEN	ARCHAEOLOGICALLY SENSITIVE AREAS
[Symbol: Dots]	GS	GEOLOGIC STUDY AREA
[Symbol: Hatched Area]	FH	FLOOD HAZARD
[Symbol: Solid Black Box]	H	HISTORIC
[Symbol: White Box]	EX	ENERGY & EXTRACTIVE AREA
[Symbol: Dotted Line with LCP Pattern]	LCP	LOCAL COASTAL PLAN
[Symbol: V]	V	VISITOR SERVING AREA
[Symbol: Dashed Line with SRA Pattern]	SRA	SENSITIVE RESOURCE AREA

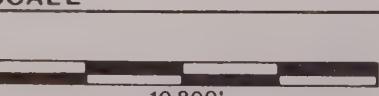
PROPOSED PUBLIC FACILITIES

[Symbol: Circle with HS]	HIGH SCHOOL
[Symbol: Circle with JHS]	JR. HIGH SCHOOL
[Symbol: Circle with E]	ELEMENTARY SCHOOL
[Symbol: Triangle]	PARK
[Symbol: Star]	POLICE OR PUBLIC SAFETY FACILITY STATION
[Symbol: WT]	WATER TREATMENT FACILITIES
[Symbol: ST]	SEWAGE TREATMENT FACILITIES
[Symbol: SW]	SOLID WASTE FACILITIES
[Symbol: GF]	GOVERNMENT FACILITY
[Symbol: Hexagon with L]	LIBRARY

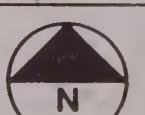
SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

[Symbol: Wavy Line]	TERRESTRIAL HABITATS
[Symbol: Dotted Line]	COASTAL STREAMS AND RIPARIAN VEGETATION
[Symbol: Wavy Line]	WETLANDS
*	MARINE HABITAT

SCALE



NORTH



ESTERO

MAP 2 of 2

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised:





LEGEND

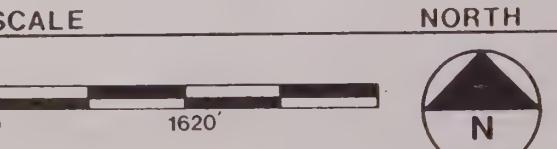
LAND USE CATEGORIES

	AGRICULTURE
	RURAL LANDS
	RECREATION
	RESIDENTIAL RURAL
	RESIDENTIAL SUBURBAN
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL MULTIPLE FAMILY
	OFFICE & PROFESSIONAL
	COMMERCIAL RETAIL
	COMMERCIAL SERVICE
	INDUSTRIAL
	PUBLIC FACILITIES
	OPEN SPACE

BOUNDARIES

- URBAN RESERVE LINE (URL)
- URBAN SERVICES LINE (USL)
- VILLAGE RESERVE LINE (VRL)
- PLANNING AREA
- CENTRAL BUSINESS DISTRICT

SCALE



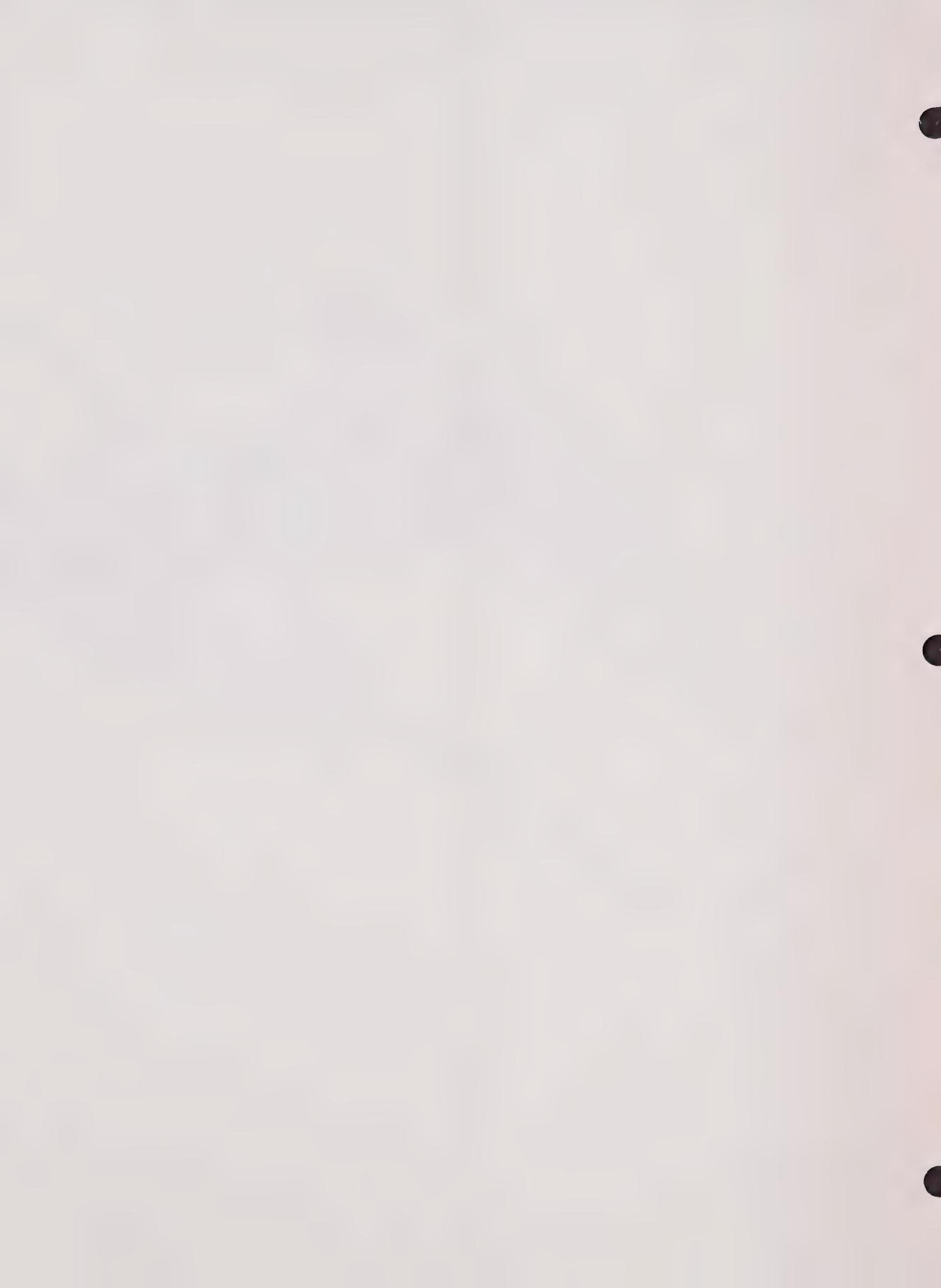
NOTE:

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CAYUCOS

LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised:





LEGEND

CIRCULATION

EXISTING PROPOSED

PRINCIPAL ARTERIAL

ARTERIAL

COLLECTOR



INTERCHANGE

SCALE

0 1620'



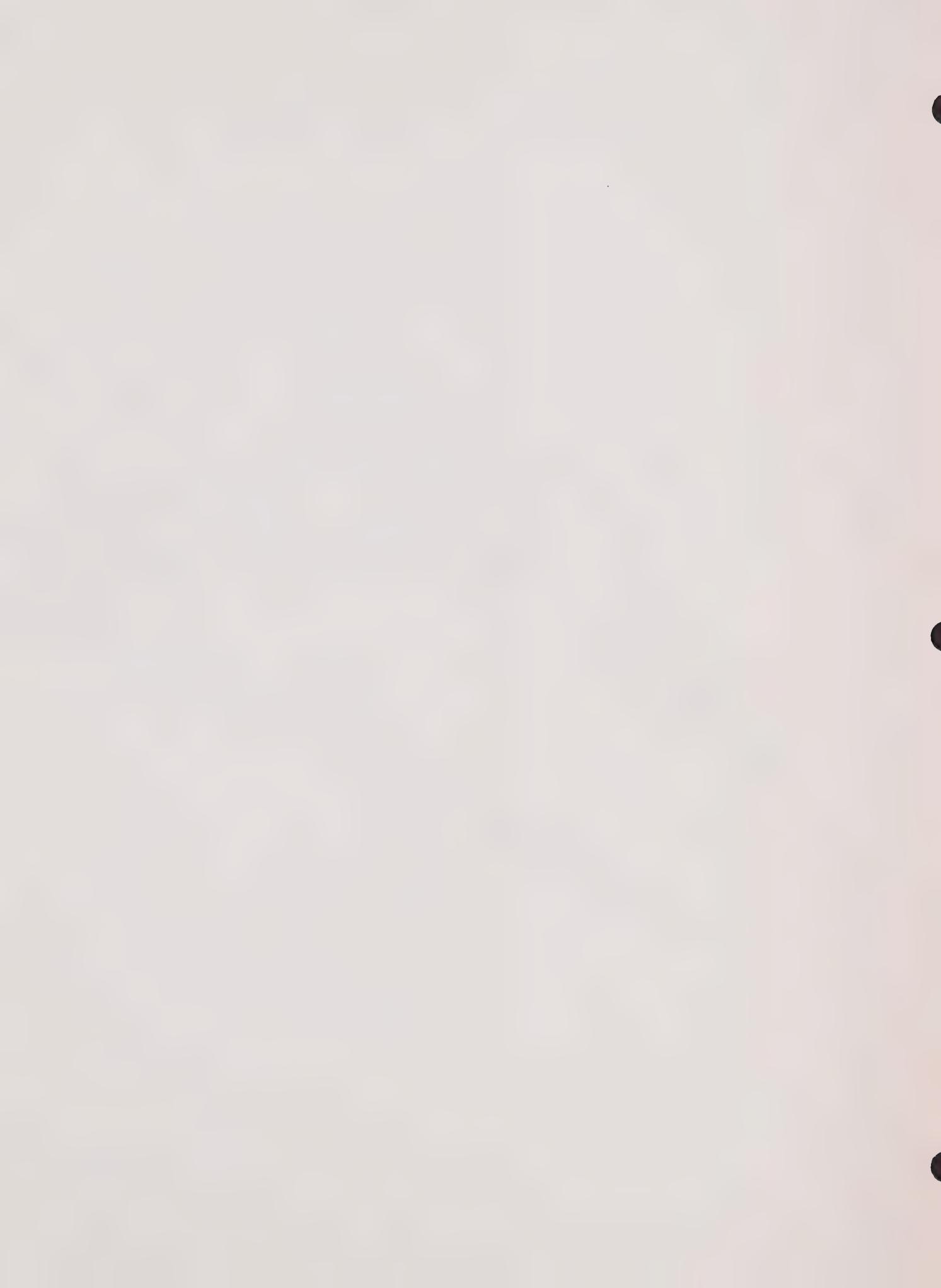
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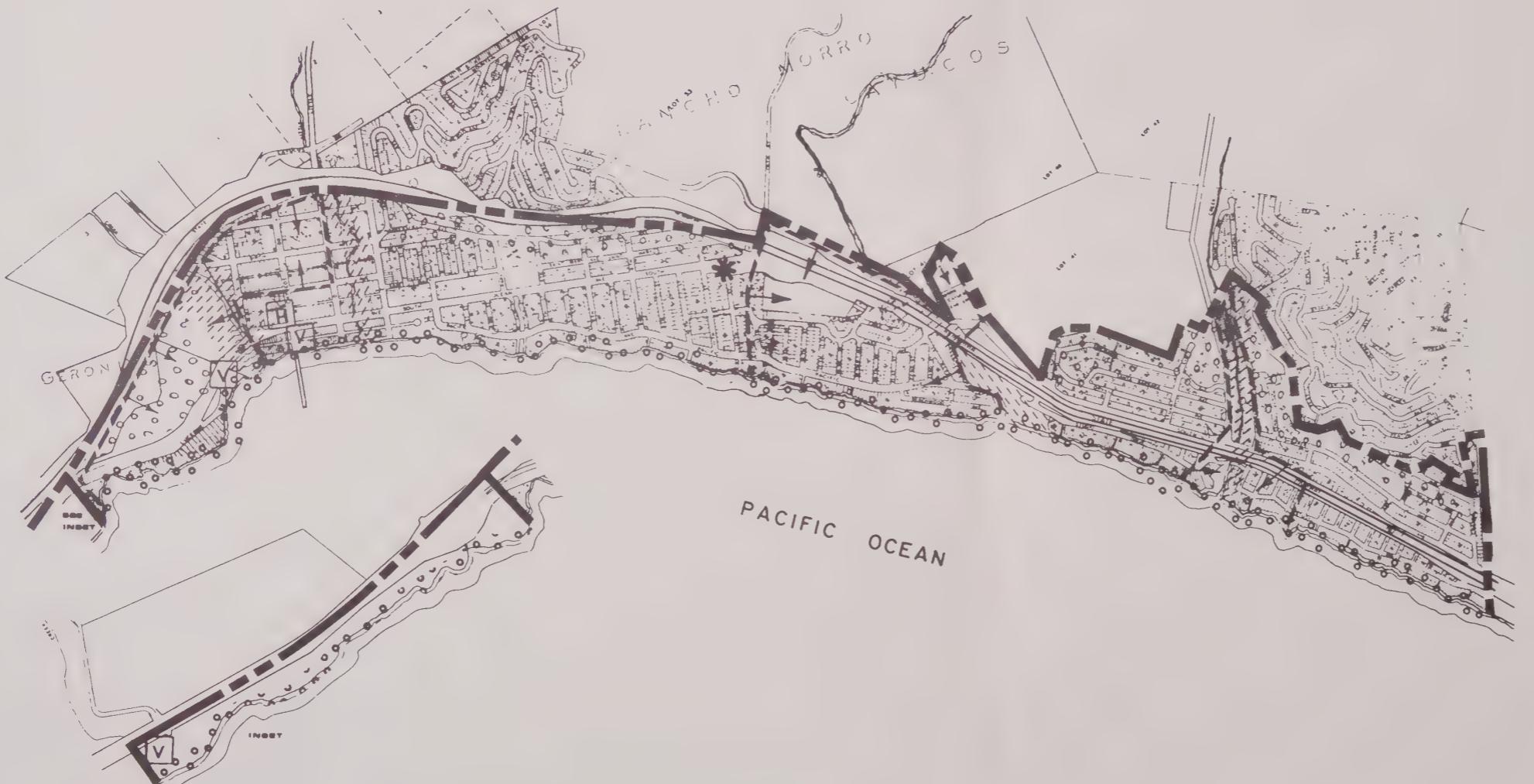
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CAYUCOS

CIRCULATION

San Luis Obispo County Planning Department
Revised:





LEGEND

COMBINING DESIGNATIONS

	AR	AIRPORT REVIEW
	ARCH-SEN	ARCHAEOLOGICALLY SENSITIVE AREAS
	GS	GEOLOGIC STUDY AREA
	FH	FLOOD HAZARD
	H	HISTORIC
	EX	ENERGY & EXTRACTIVE AREA
	LCP	LOCAL COASTAL PLAN
	V	VISITOR SERVING AREA
	SRA	SENSITIVE RESOURCE AREA

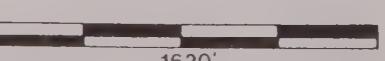
PROPOSED PUBLIC FACILITIES

	HIGH SCHOOL
	JR. HIGH SCHOOL
	ELEMENTARY SCHOOL
	PARK
	POLICE OR PUBLIC SAFETY FACILITY STATION
	WATER TREATMENT FACILITIES
	SEWAGE TREATMENT FACILITIES
	SOLID WASTE FACILITIES
	GOVERNMENT FACILITY
	LIBRARY

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

	TERRESTRIAL HABITATS
	COASTAL STREAMS AND RIPARIAN VEGETATION
	WETLANDS
	MARINE HABITAT

SCALE



NORTH



NOTE:

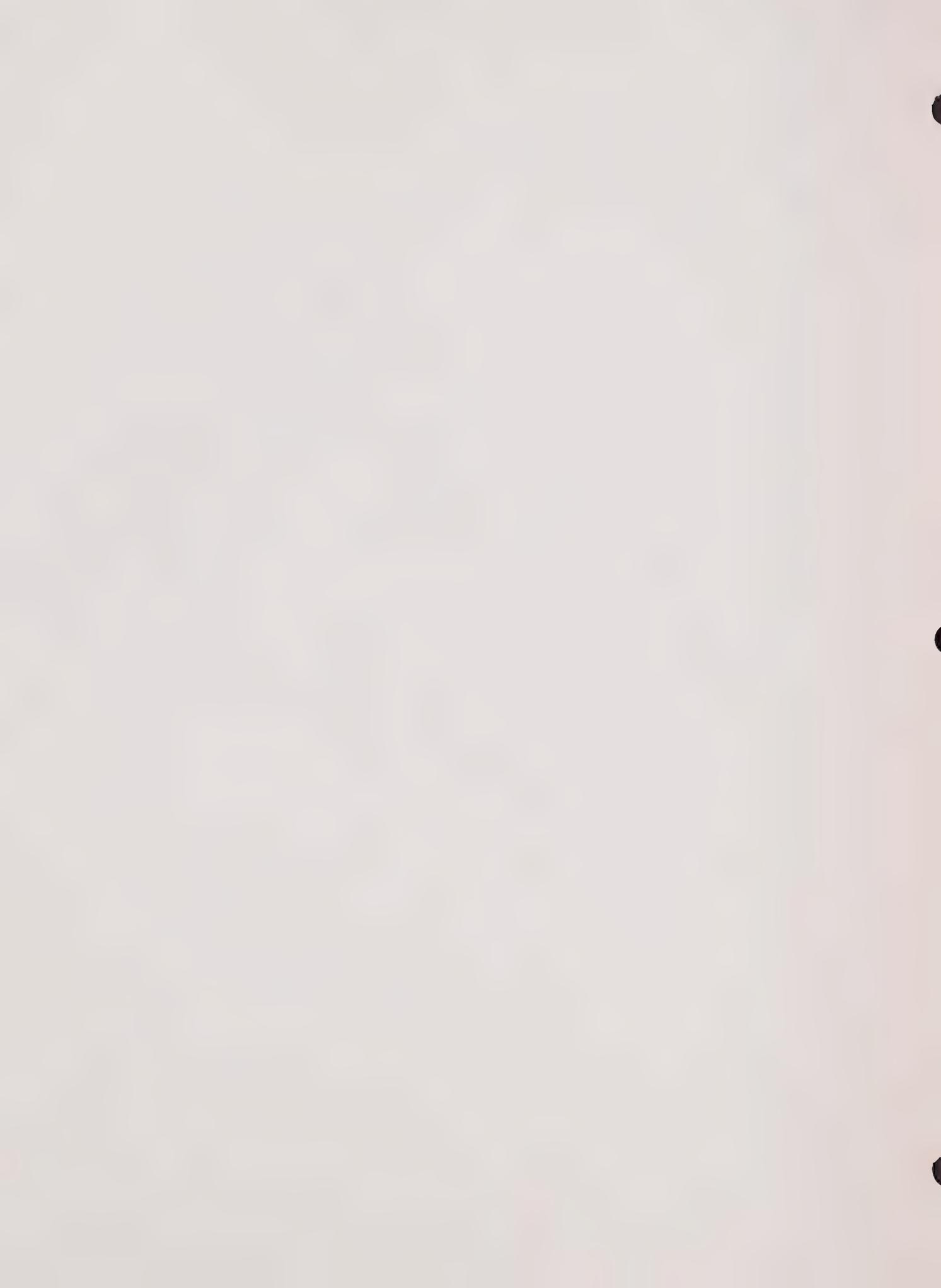
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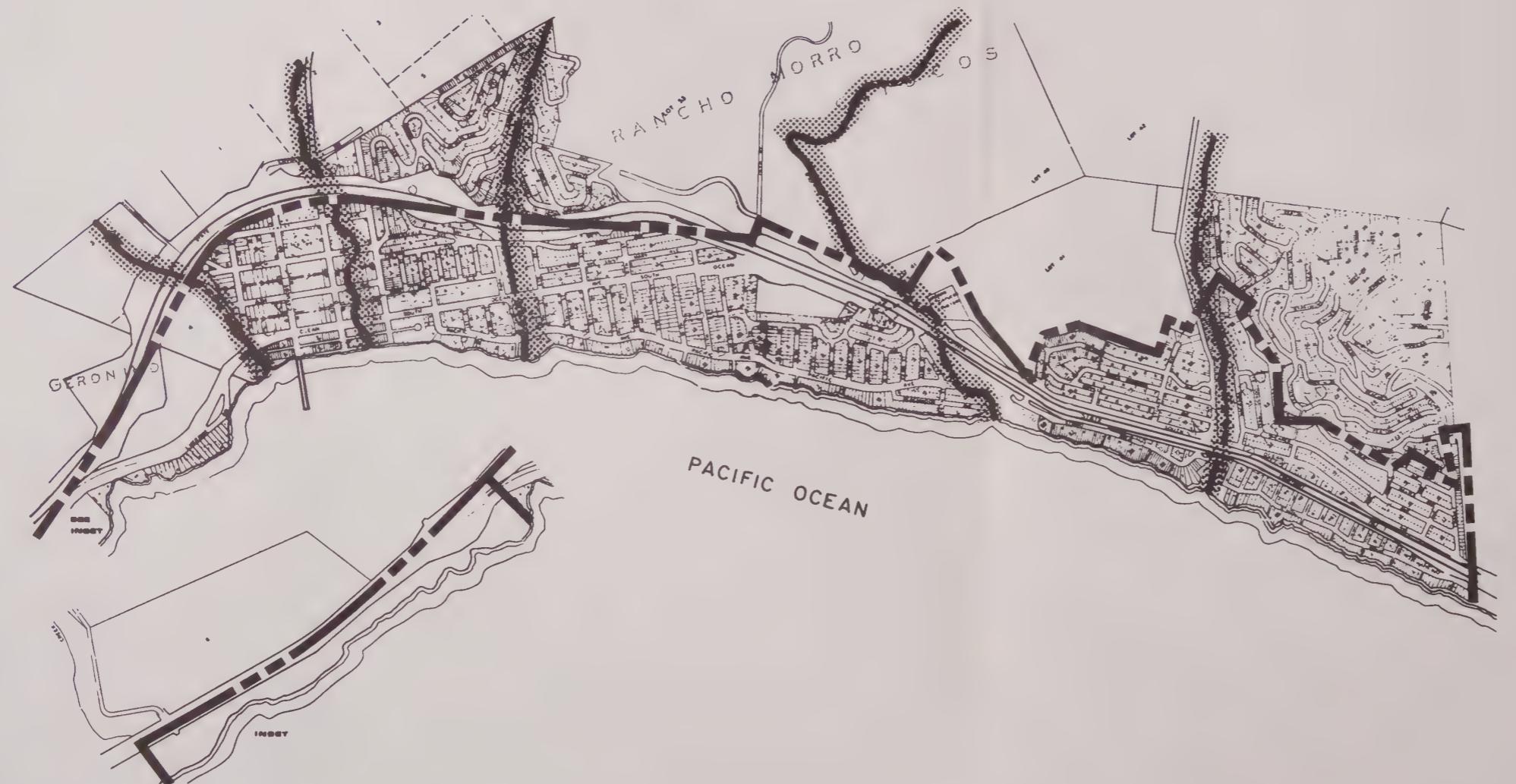
CAYUCOS

MAP 1 of 2

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised:





LEGEND

COMBINING DESIGNATIONS

	AR	AIRPORT REVIEW
	ARCH-SEN	ARCHAEOLOGICALLY SENSITIVE AREAS
	GS	GEOLOGIC STUDY AREA
	FH	FLOOD HAZARD
	H	HISTORIC
	EX	ENERGY & EXTRACTIVE AREA
	LCP	LOCAL COASTAL PLAN
	V	VISITOR SERVING AREA
	SRA	SENSITIVE RESOURCE AREA

PROPOSED PUBLIC FACILITIES

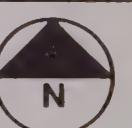
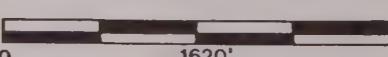
	HIGH SCHOOL
	JR. HIGH SCHOOL
	ELEMENTARY SCHOOL
	PARK
	POLICE OR PUBLIC SAFETY FACILITY STATION
	WATER TREATMENT FACILITIES
	SEWAGE TREATMENT FACILITIES
	SOLID WASTE FACILITIES
	GOVERNMENT FACILITY
	LIBRARY

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

	TERRESTRIAL HABITATS
	COASTAL STREAMS AND RIPARIAN VEGETATION
	WETLANDS
	MARINE HABITAT

SCALE

NORTH



CAYUCOS

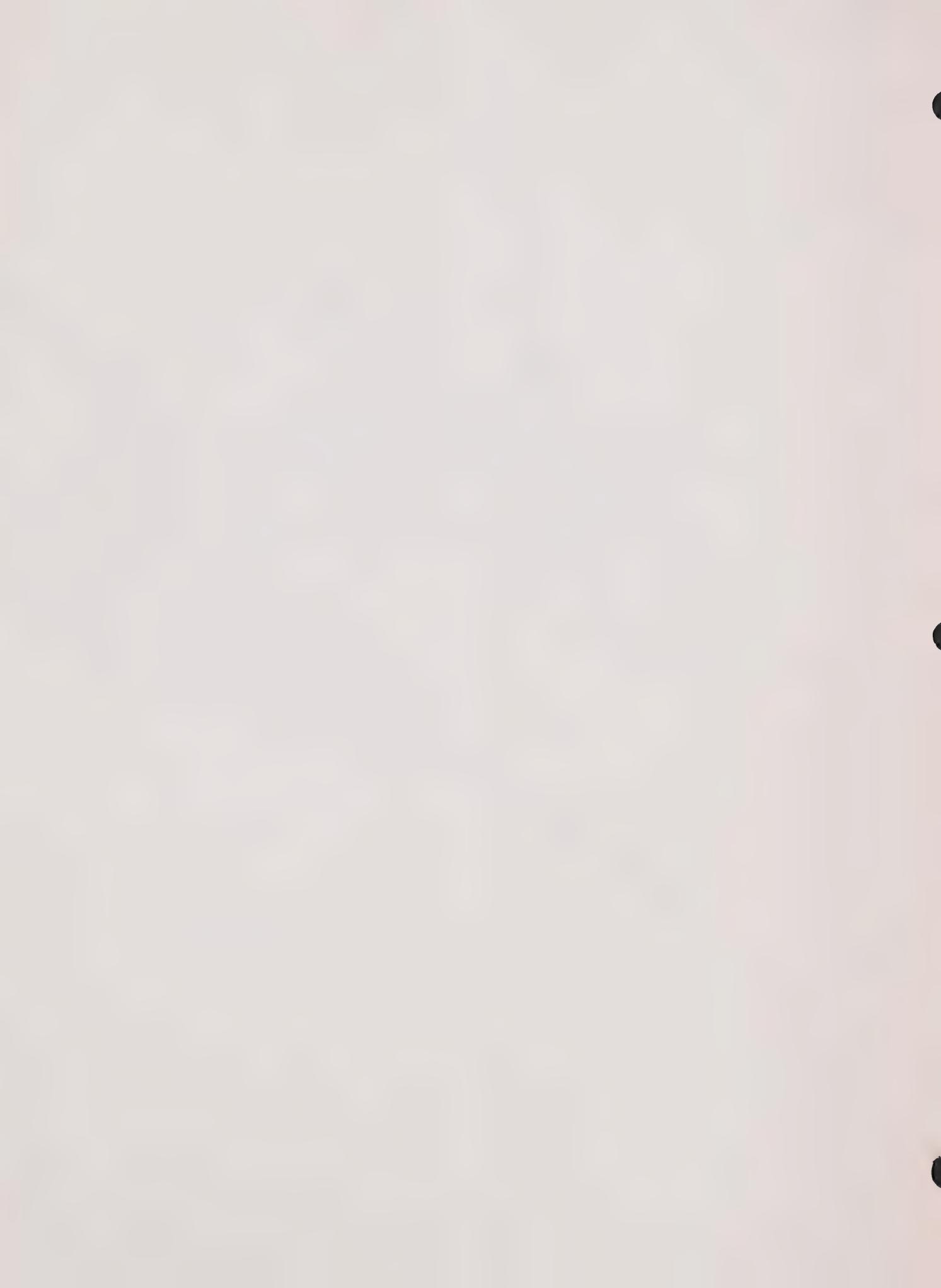
MAP 2 of 2

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised:

NOTE:

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LEGEND	
LAND USE CATEGORIES	
	AGRICULTURE
	RURAL LANDS
	RECREATION
	RESIDENTIAL RURAL
	RESIDENTIAL SUBURBAN
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL MULTIPLE FAMILY
	OFFICE & PROFESSIONAL
	COMMERCIAL RETAIL
	COMMERCIAL SERVICE
	INDUSTRIAL
	PUBLIC FACILITIES
	OPEN SPACE
BOUNDARIES	
	URBAN RESERVE LINE (URL)
	URBAN SERVICES LINE (USL)
	VILLAGE RESERVE LINE (VRL)
	PLANNING AREA
	CENTRAL BUSINESS DISTRICT

SCALE NORTH



NOTE:

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SOUTH BAY

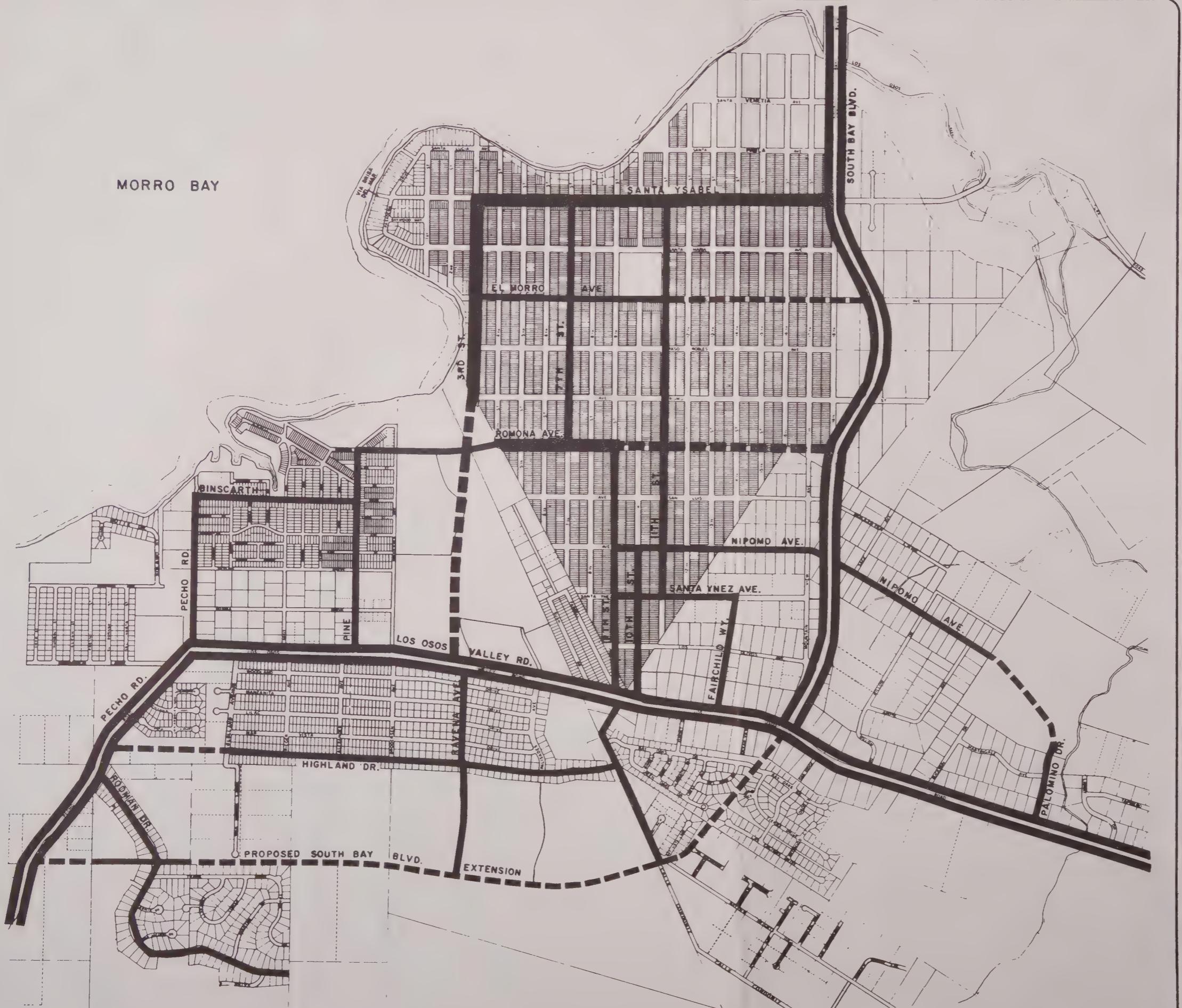
LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised: 4-14-87

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LEGEND

CIRCULATION

EXISTING PROPOSED

PRINCIPAL ARTERIAL

ARTERIAL

THE JOURNAL OF CLIMATE (ISSN 0890-3398) is published monthly by American Meteorological Society.

COLLECTOR

INTERCHANGE

SCALE NORTH

NORTH

N

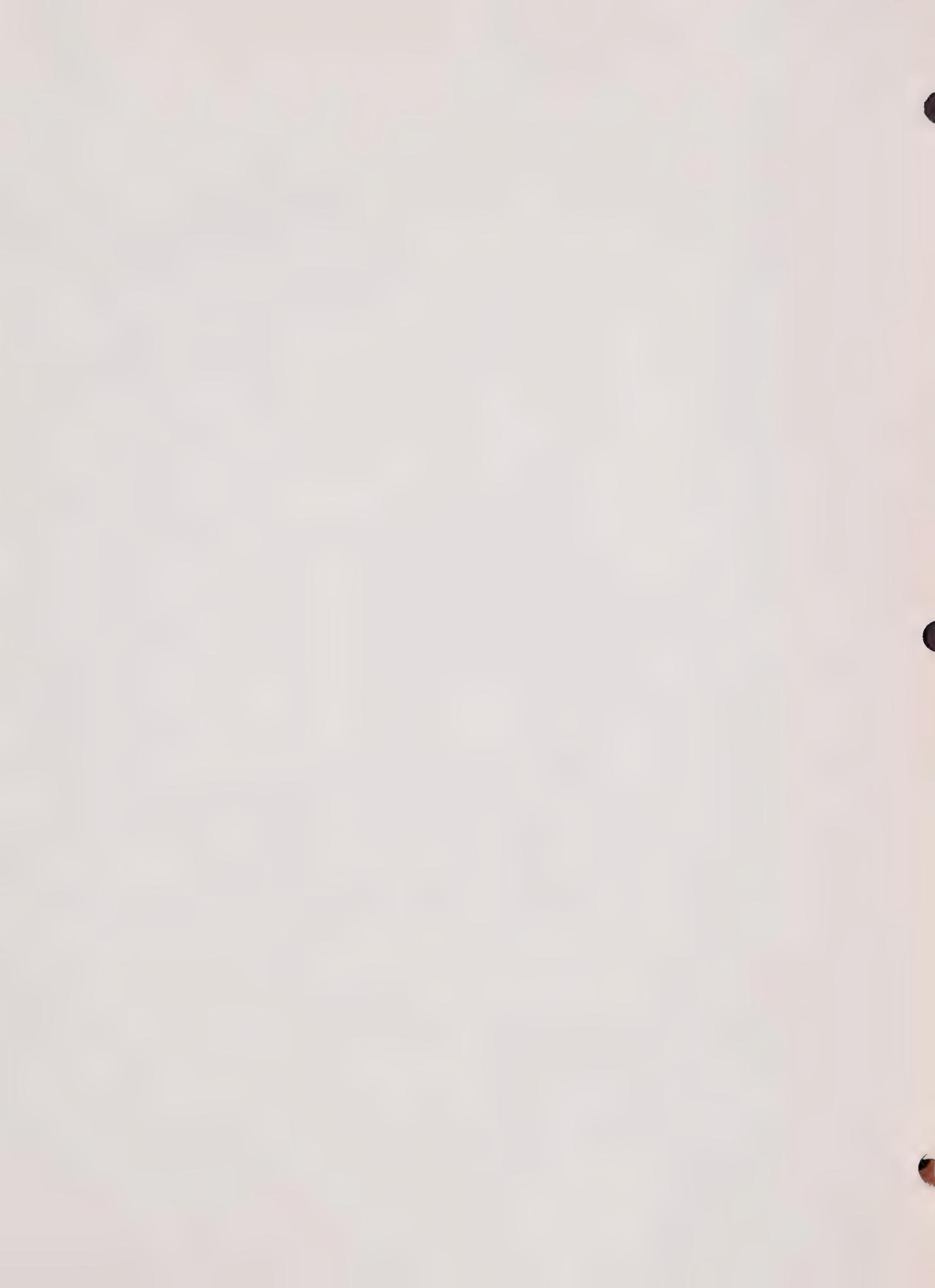
NOTE:

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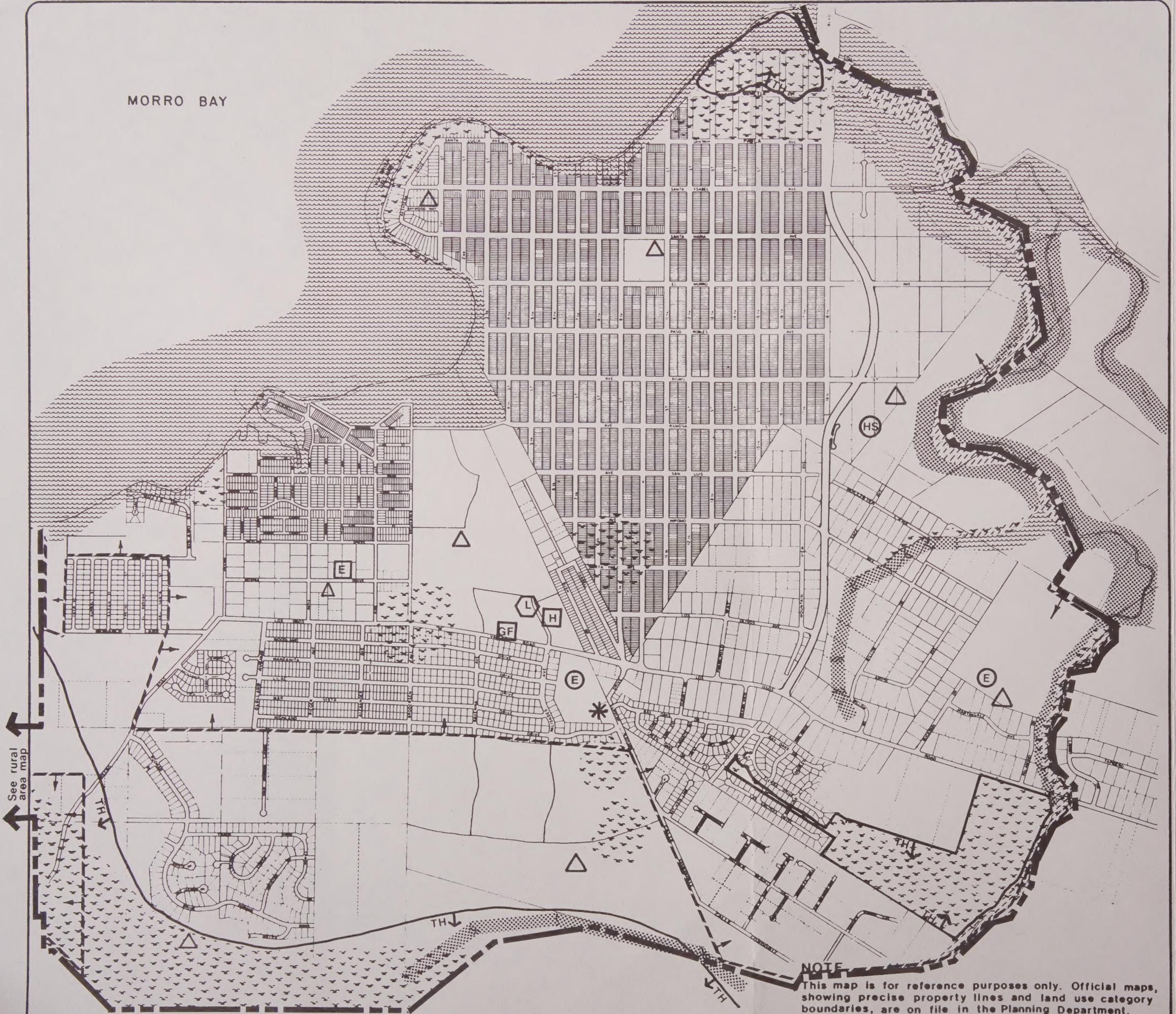
SOUTH BAY

CIRCULATION

San Luis Obispo County Planning Department



MORRO BAY



LEGEND

COMBINING DESIGNATIONS

[Symbol: Dotted Pattern]	AR	AIRPORT REVIEW
[Symbol: Dashed Line]	ARCH-SEN	ARCHAEOLOGICALLY SENSITIVE AREAS
[Symbol: Dots]	GS	GEOLOGIC STUDY AREA
[Symbol: Hatching]	FH	FLOOD HAZARD
[Symbol: H]	H	HISTORIC
[Symbol: EX]	EX	ENERGY & EXTRACTIVE AREA
[Symbol: LCP]	LCP	LOCAL COASTAL PLAN
[Symbol: V]	V	VISITOR SERVING AREA
[Symbol: Dotted Pattern]	SRA	SENSITIVE RESOURCE AREA

PROPOSED PUBLIC FACILITIES

[Symbol: Circle with HS]	HIGH SCHOOL
[Symbol: Circle with JHS]	JR. HIGH SCHOOL
[Symbol: Circle with E]	ELEMENTARY SCHOOL
[Symbol: Triangle]	PARK
[Symbol: Star]	POLICE OR PUBLIC SAFETY FACILITY STATION
[Symbol: WT]	WATER TREATMENT FACILITIES
[Symbol: ST]	SEWAGE TREATMENT FACILITIES
[Symbol: SW]	SOLID WASTE FACILITIES
[Symbol: GF]	GOVERNMENT FACILITY
[Symbol: L]	LIBRARY

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

[Symbol: TH]	TERRESTRIAL HABITATS
[Symbol: Dotted Pattern]	COASTAL STREAMS AND RIPARIAN VEGETATION
[Symbol: Wavy Lines]	WETLANDS
[Symbol: Asterisk]	MARINE HABITAT

SCALE

0 1450'

NORTH



SOUTH BAY

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised:



U.C. BERKELEY LIBRARIES



C124904395

